



# MASTER SIGN PROGRAM

Case Number DR05-24 A DRB Meeting February 12, 2009  
Revised July 17, 2013  
Revised December 30, 2013

Signage Consultant:

**bleier**  
INDUSTRIES

9650 WEST ROOSEVELT STREET  
TOLLESON, ARIZONA 85353  
602-944-3117  
FAX 602-395-0753  
SALES@BLEIERINDUSTRIES.COM

**APPROVED**

Minor Administrative Design Review

Case # DR17-1115 (DR05-24J)

Date November 7, 2017

**APPROVED**

Minor Administrative Design Review

Case # DR05-24H

Date December 30, 2013

**APPROVED**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013



## FREESTANDING SIGN CRITERIA

**APPROVED**

Minor Administrative Design Review

Case # DR17-1115 (DR05-24J)

Date November 7, 2017

**APPROVED**

Minor Administrative Design Review

Case # DR05-24H

Date December 30, 2013

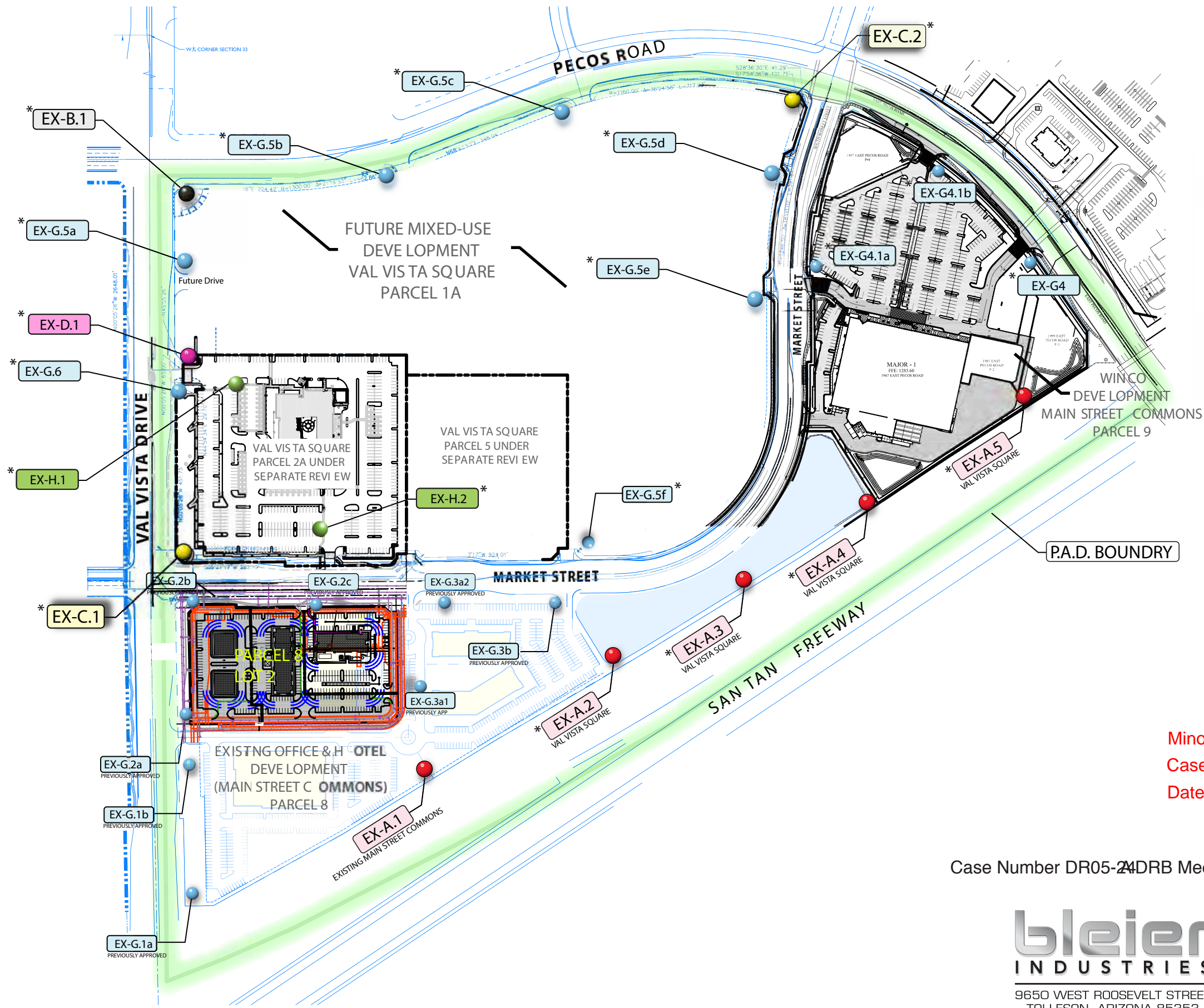
**APPROVED**




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Case # DA13-33 (DR05-24)

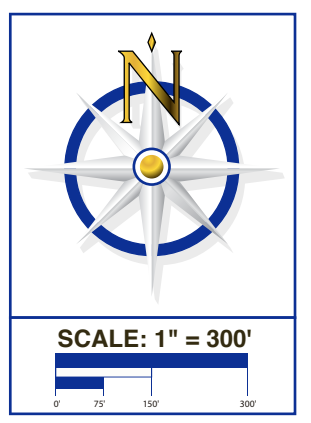
Date August 5, 2013

Case Number DR05-24 A DRB Meeting February 12, 2009  
Revised July 17, 2013  
Revised December 30, 2013



-  Freeway Pylon Sign
-  Primary Gateway Identification
-  Secondary Gateway Identification
-  Primary Entry Monument Identification
-  Tenant Directory Map (As Required)
-  Business Identification Monument
-  On-site Vehicular Directional (As Required)

\* Asterik represents locations and sign types modified as part of this revision.



**APPROVED**  
 Minor Administrative Design Review  
 Case # DR17-1115 (DR05-24J)  
 Date November 7, 2017

Case Number DR05-24 DRB Meeting \*

**APPROVED**  
 Minor Administrative Design Review  
 Case # DR05-24H  
 Date December 30, 2013

LEGEND	
	SIGN TYPES
	SIGN LOCATIONS

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 SALES@BLEIERINDUSTRIES.COM

PROJECT: Val Vista Square Gilbert, AZ		DATE: <b>7/17/2013</b>	REVISIONS:
TITLE: Freestanding Sign Location Plan		SHEET No: <b>SP-1</b>	
DESIGNER: FMB	SALES: Paul Bleier	© 2013, BLEIER INDUSTRIES, LTD. This drawing and the ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.	
DESIGN No: 2013-D-020	SCALE: AS NOTED		





## Freestanding Sign Matrix

S I G N	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
<b>SIGN TYPE EX-A Freeway Pylon</b>	Pylon	Project ID with tenant identification "Main Street Commons" (1) "Val Vista Square" (4)	Placed along San Tan Freeway (Loop 202)	5	Sixty (60) Feet to top of Pylon	535.5 SF Tenant Sign Area. 64.5 SF Center ID Area. Exclusive of Architectural Embellishments	Interior Illumination	Textured Aluminum, Powder Coat and Acrylics Changeable Message Boards
<b>SIGN TYPE EX-B Primary Gateway Identification</b>	Gateway Feature	Project Identification "Val Vista Square"	Intersection of Pecos Road and Val Vista	1	Five (5) feet to top of sign panel exclusive of wall features and architectural embellishment	35 SF Sign Area Exclusive of Architectural Embellishments	Ground Illumination	Masonry, Stone, Textured Aluminum, Powder Coat
<b>SIGN TYPE EX-C Secondary Gateway Identification</b>	Monument / Planter	Project Identification "Val Vista Square"	Intersections of Pecos Road and Market Street and Val Vista and Market Street	2	Seven (7) feet to top of sign copy exclusive of wall features and architectural embellishment	45 SF Sign Area Exclusive of Architectural Embellishments	Backlit LED "Halo" Illumination and/or Ground Illumination	Masonry, Stone, Textured Aluminum, Powder Coat
<b>SIGN TYPE EX-D Primary Entry Identification</b>	Monument	Project Identification "Val Vista Square"	North Side of Primary Driveway Entrance on Val Vista Drive (Parcel 1A)	1	Six (6) feet to top of sign copy exclusive of wall features and architectural embellishment	40 SF Sign Area Exclusive of Architectural Embellishments	Backlit LED "Halo" Illumination and/or Ground Illumination	Masonry, Stone, Textured Aluminum, Powder Coat
<b>SIGN TYPE EX-F Tenant Directory</b>	Monument	Pedestrian Directory / Wayfinding	Throughout the Project as Required	Minimum (6)	Seven (7) feet to top of sign copy exclusive of pedestal features and architectural embellishment	20 SF Sign Area Exclusive of Architectural Embellishments	Indirect Illumination and/or Ground Illumination	Masonry, Stone, Textured Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE EX-G Parcels 2A, 5, and 8 Primary Entry Identification</b>	Monument	Business Identification	Throughout the Parcel 8 as Required (Existing) and Parcels 2A and 5 (Future)	9 +	Eight (8) feet to top of sign	32 SF for buildings with set back less than 75! 60 SF for Buildings with set back of at least 75!	Internal Illumination and/or Ground Illumination	Masonry Base with Theme Colored Stain , Aluminum, Powder Coat and Acrylics
<b>SIGN TYPE EX-G Parcel 9 Primary Entry Identification</b>	Monument	Business Identification	At Primary Driveways Market Street (1) Pecos Road (2)	3	Twelve (12) feet to top of sign	60 SF Sign Area Exclusive of Architectural Embellishments	Internal Illumination and/or Ground Illumination	Masonry Base with Theme Colored Stain , Aluminum, Powder Coat, Acrylics, and Changeable Message Boards
<b>SIGN TYPE EX-G Parcel 1A Primary Entry Identification</b>	Monument	Project Identification "Val Vista Square" and Business Identification	At Driveways (current and future) Serving Parcel 1A	7	Fifteen (15) feet to top of sign	100 SF Sign Area Exclusive of Architectural Embellishments	Backlit LED "Halo" Illumination, internal illumination and/or Ground Illumination	Stone Base , Aluminum, Powder Coat, Acrylics, and Changeable Message Boards
<b>SIGN TYPE EX-G Parcel 8 Lot 2 Primary Entry Identification</b>	Monument	Business Identification	At Driveways and along Val Vista Drive	3	Eight (8) feet to top of sign	60 SF including architectural embellishment	Internal or ground illumination	Masonry, aluminum, theme color stain, paint, or powdercoated and acrylics
<b>SIGN TYPE EX-H Vehicular Directional</b>	Monument	Direct On-site Vehicular Traffic	Placed On-site within Landscape Islands as Required	As Required to Direct Vehicular Traffic	Five Feet Eight (5'-8") Inches to top of Angled Feature	15 SF Sign Area Exclusive of Architectural Embellishments	Non-Illuminated	Aluminum, Powder Coat and Reflective Vinyl

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Minor Administrative Design Review

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Case # DR05-24H

Date December 30, 2013

**Case Number DR05-24 A DRB Meeting February 12, 2009**

**Revised July 17, 2013**

**APPROVED Revised December 30, 2013**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013



PROJECT:	
Main Street Commons Woodbine Southwest Chandler, Az	
TITLE:	
Freeway Pylon	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO:	DATE:
2006-J-021	04/20/06
SCALE:	REVISIONS:
1/8" = 1'-0"	
SHEET NO:	
EX-A	

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APPROVED BY:

X

(EX-A.1 Only - Existing)

## Sign Type EX-A, Freeway Pylon

STRUCTURE: Fabricated metal, painted brushed aluminum and powder coated rust. CMU base

TENANT COPY: Internally illuminated individual pan channel letters utilizing tenants corporate logos and color specifications  
Internally illuminated blue acrylic tenant panel accent

SIGN PANEL: Non illuminated painted aluminum sign panel

LOGO: 8" deep individual pan channel letters painted brushed aluminum flush mounted to overcut aluminum background pan painted black. Internally illuminated with preforated aluminum faces painted brushed aluminum

INDIVIDUAL TENANT PANEL AREA 4'-3" x 18'-0" = 76.5 sf  
AGGREGATE TENANT AREA (7 TENANTS) 535.5 sf  
IDENTIFICATION AREA 3'-7" x 18'-0" = 64.5 sf  
SIGN AREA 535.5 + 64.5 = 600.0 sf

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Case # DR05-24H

Date December 30, 2013

APPROVED

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

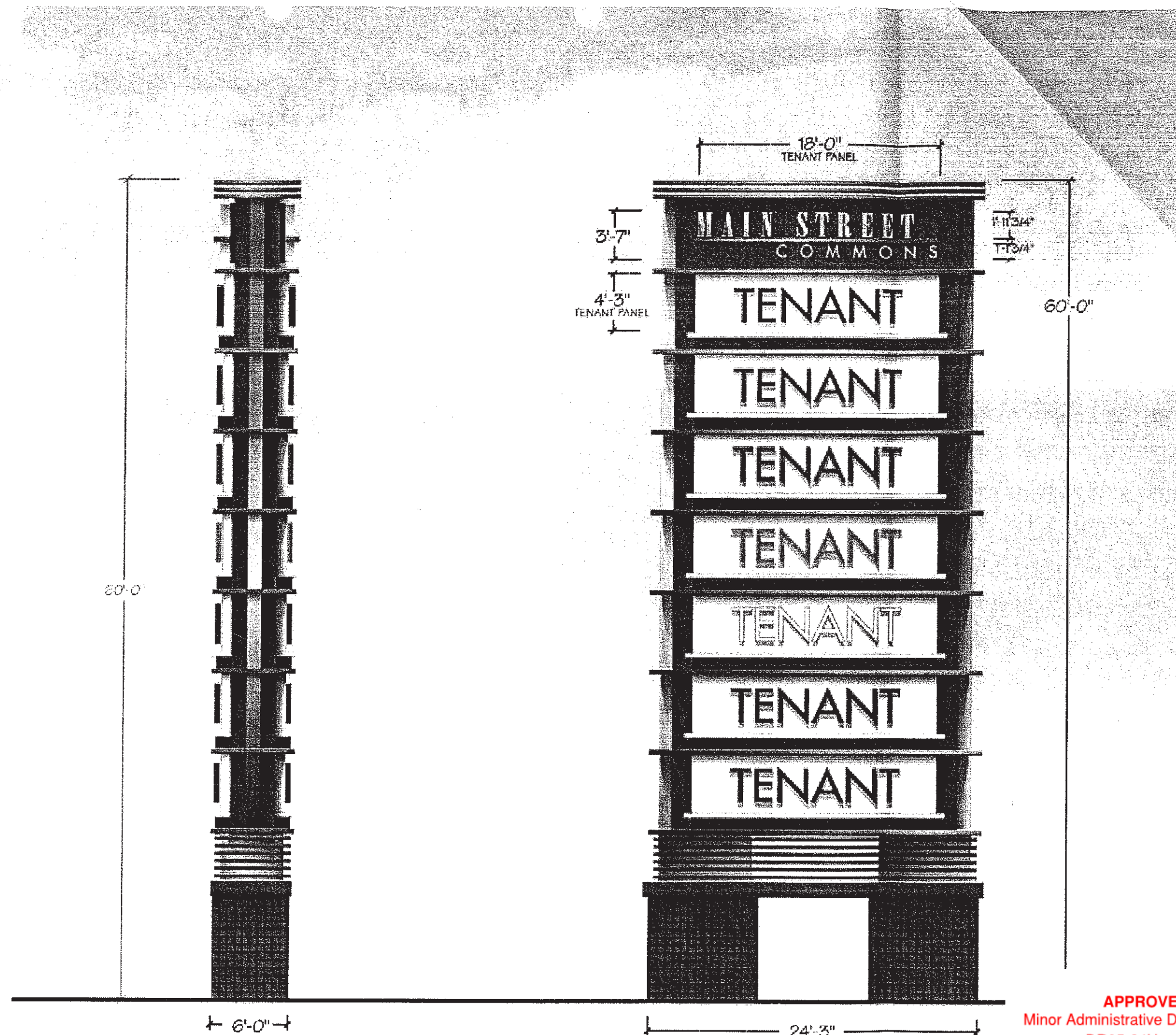
Date August 5, 2013

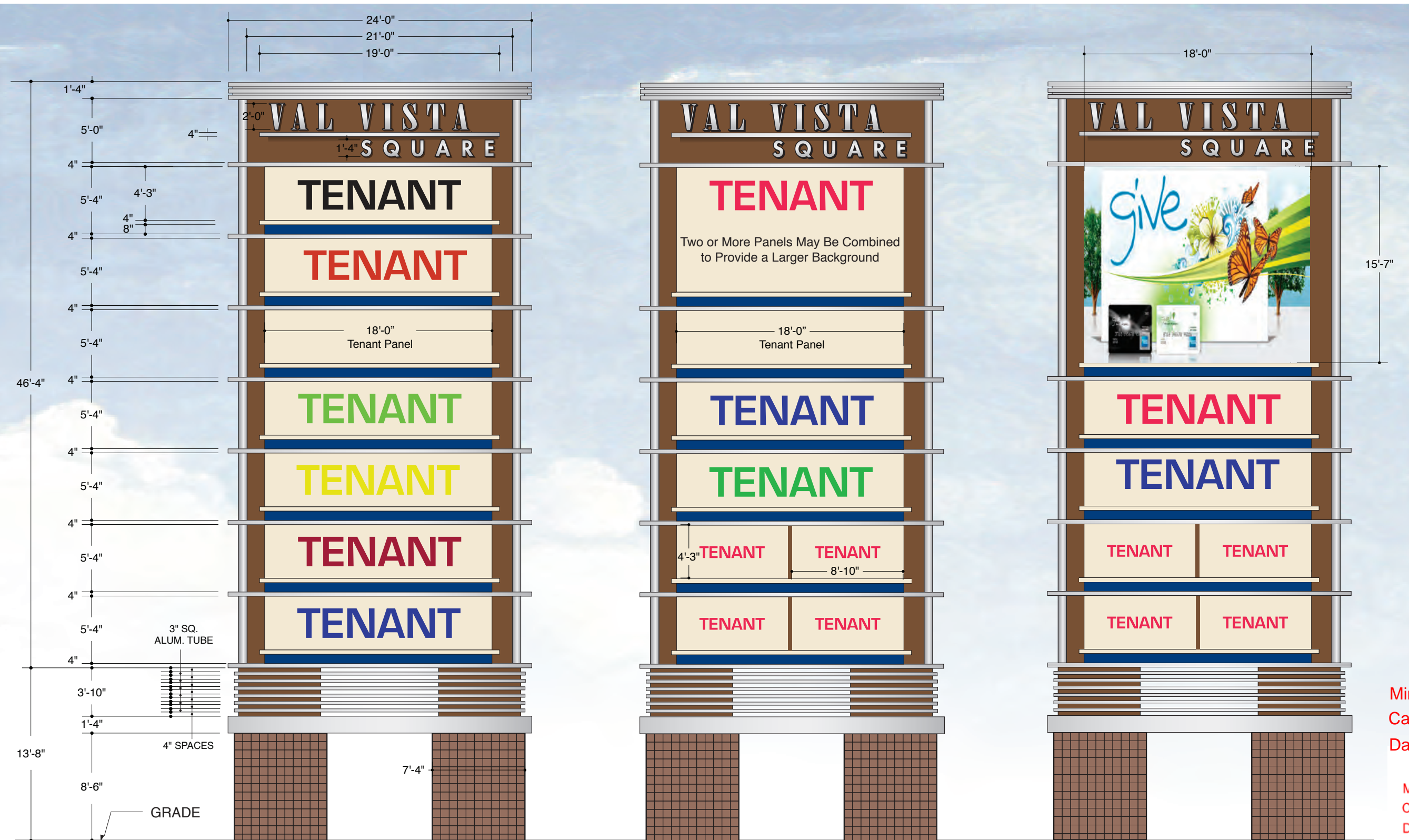
Case # DR05-24A

Date 2/12/09

SUBJECT TO CONDITIONS OF APPROVAL

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Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017





STANDARD CONFIGURATION

COMBINED / SPLIT CONFIGURATION\*

COMBINED / SPLIT / DIGITAL DISPLAY CONFIGURATION\*\*

## Sign Type EX-A (Val Vista Square)

SCALE: 1/8" = 1'-0"

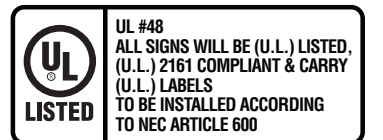
### General Notes:

- 1) Configurations illustrated above are limited for use by Val Vista Square on Sign Types EX-A.2 thru EX-A.5.
- 2) \* Combined / Split Configuration allows for two or more panels to be combined to provide a larger tenant sign background. More than one combined set of panels can be configured for use on a single pylon. Similarly, additional split panel configurations may be added.
- 3) \*\*Digital dimensions may vary based upon Manufacturer's specifications. Digital display can occupy up to one half (1/2) of the sign area of the overall display.

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PROJECT: Val Vista Square NWC SanTan Frwy & Pecos Rd. Gilbert, AZ	
TITLE: EX-A Configurations	
DESIGNER: FMB	SALES: Paul Bleier
DESIGN No: 2013-D-006	DATE: 7/18/13
SCALE: AS NOTED	REVISIONS:
SHEET No: EX-A	
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Date November 7, 2017

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Case # DR05-24H

Date December 30, 2013

**APPROVED**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

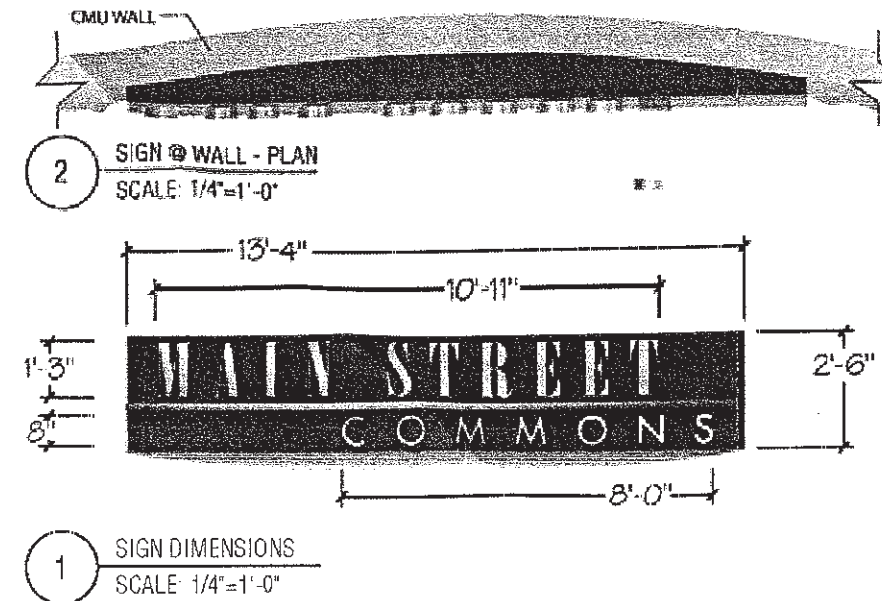
Date August 5, 2013





3  
DETAIL ELEVATION  
SCALE: 1/4"=1'-0"

Replace Project Identification  
See Page 4A



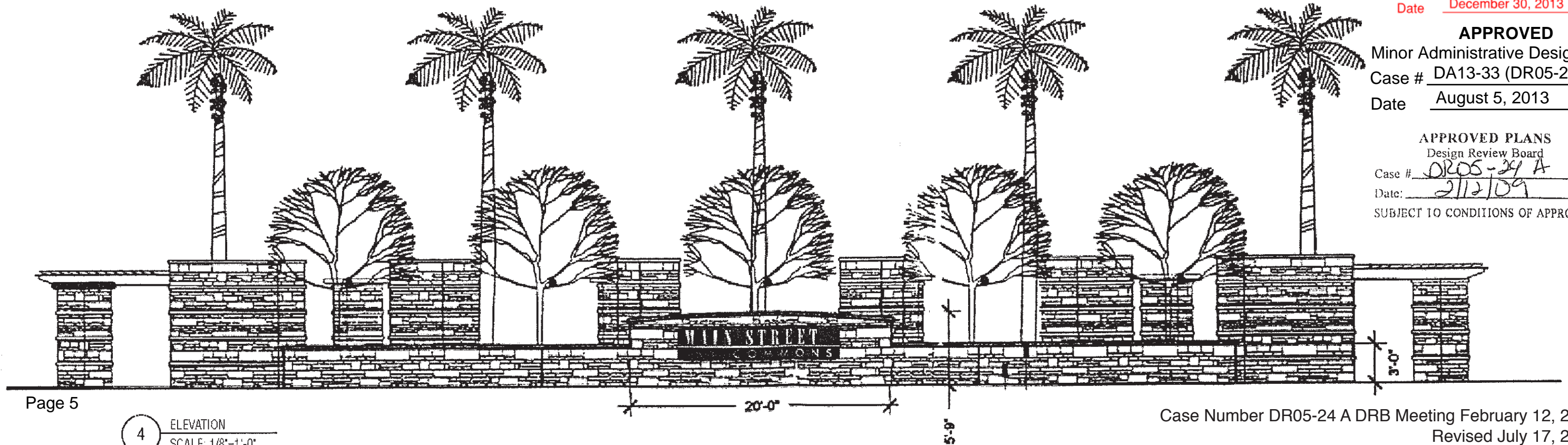
1  
SIGN DIMENSIONS  
SCALE: 1/4"=1'-0"

## Sign Type EX-B, Gateway Monument

SIGN BACKGROUND STRUCTURE: Fabricated metal pan, powder coated rust Inset into stone veneer

LOGO: Individual pan channel letters painted brushed aluminum flush mounted to overcut aluminum background pan painted black Ground illumination

STONE VENEER GATEWAY WALL BY OTHERS



4  
ELEVATION  
SCALE: 1/8"=1'-0"

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PROJECT	
Main Street Commons Woodbine Southwest Chandler, Az	
TITLE	
Gateway Monument Sign	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO:	DATE:
2005-J-021	02/16/06
SCALE:	REVISIONS:
As Noted	▲
SHEET NO:	▲
EX-B	▲

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Case # DR17-1115 (DR05-24J)

Date November 7, 2017

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Minor Administrative Design Review

Case # DR05-24H

Date December 30, 2013

**APPROVED**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013

**APPROVED PLANS**

Design Review Board

Case # DR05-24 A

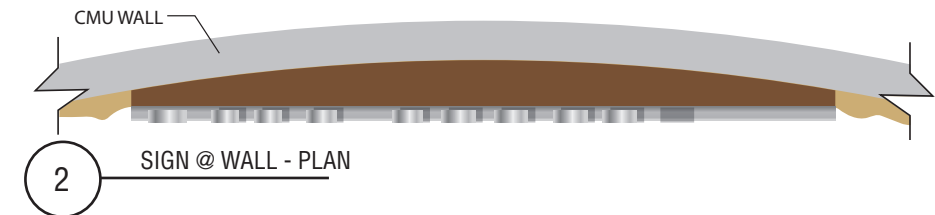
Date: 2/12/09

SUBJECT TO CONDITIONS OF APPROVAL

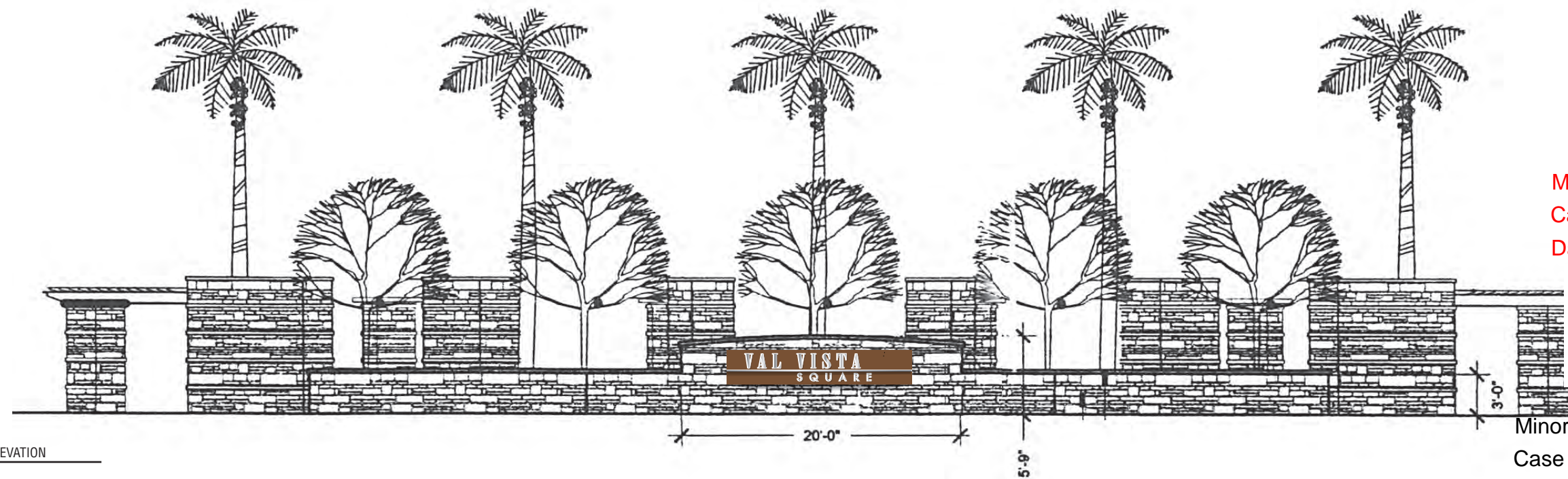




3  
DETAIL ELEVATION  
SCALE: 1/4"=1'-0"



1  
SIGN DIMENSIONS  
SCALE: 1/4"=1'-0"



4  
ELEVATION

**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

**APPROVED**  
Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

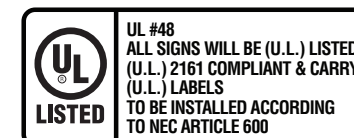
**APPROVED**  
Minor Administrative Design Review  
Case # DA13-33 (DR05-24)  
Date August 5, 2013

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013

Sign Type EX-B / Gateway Monument

**SIGN BACKGROUND STRUCTURE:** Fabricated aluminum pan, powder coated rust. Inset into existing stone veneer.

**Center ID:** Individual reverse pan channel letters painted brushed aluminum flush mounted to overcut aluminum background pan painted white. Ground illumination.

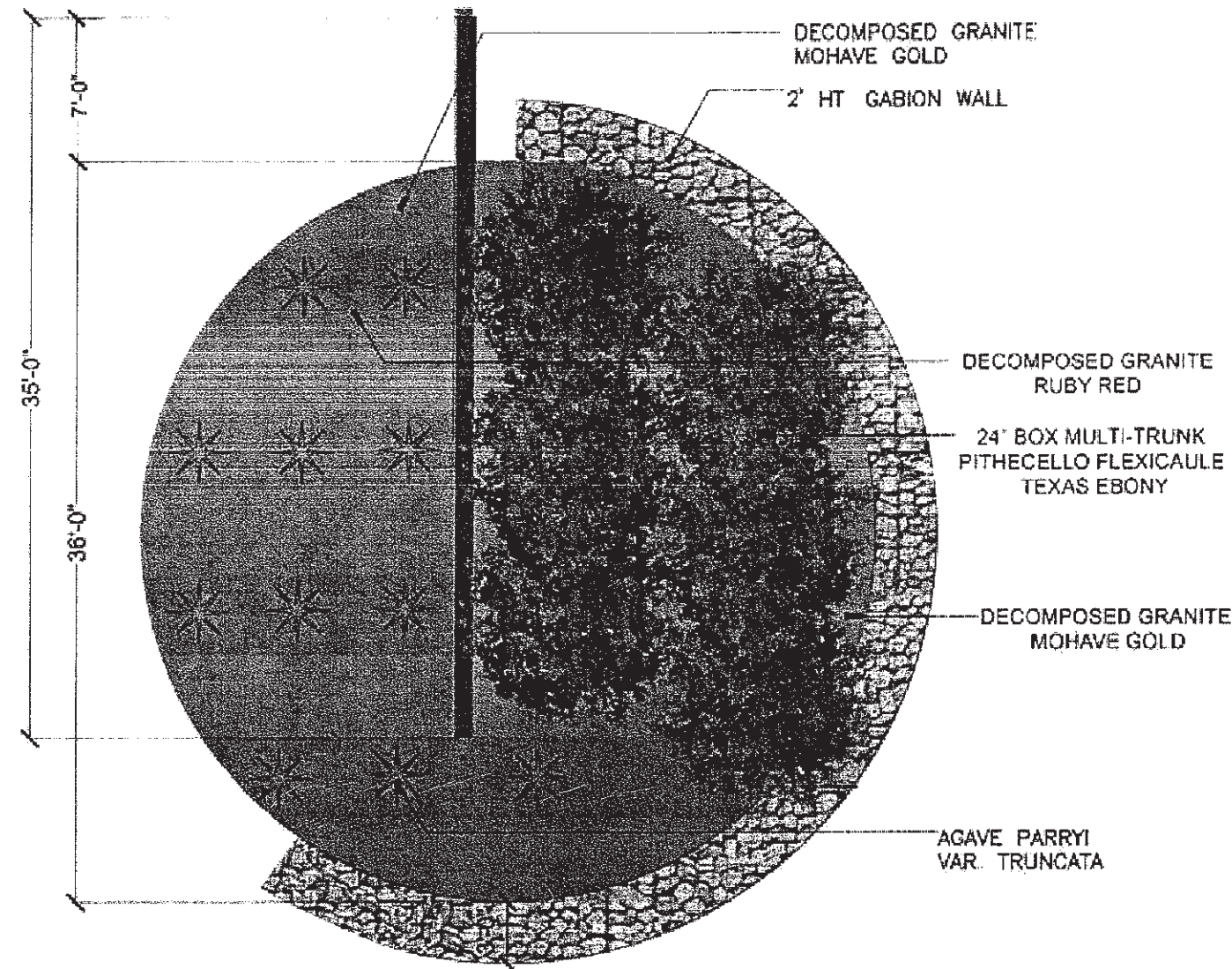


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PROJECT: Val Vista Square Gilbert, AZ		DATE: <b>7/17/2013</b>	REVISIONS:
TITLE: EX-B Revised Text Layout		SHEET No: <b>EX-B</b>	
DESIGNER: FMB	SALES: Paul Bleier	© 2013, BLEIER INDUSTRIES, LTD. <small>This drawing and the ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.</small>	
DESIGN No: 2013-D-020	SCALE: AS NOTED		





2 PLAN: Sign Type EX-C  
SCALE 1/8" = 1'-0"

Redesign Sign and Replace Project Identification  
See Page 5A

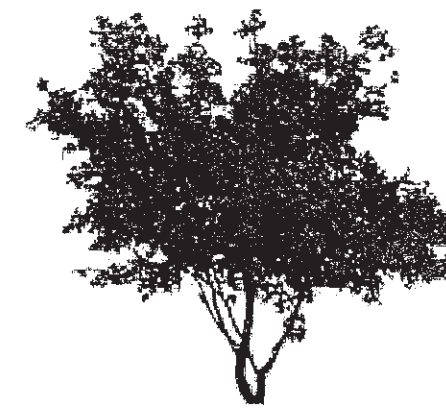
## Sign Type EX-C, Secondary Gateway

STRUCTURE: Fabricated metal, powder coated rust

LOGO: Individual pan channel letters painted brushed aluminum flush mounted to overcut aluminum background pan painted black Ground illumination



'AGAVE PARRYI'  
VAR. TRUNCATA



PITHECELLO FLEXICAULE  
TEXAS EBONY

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PROJECT:	
Main Street Commons Woodbine Southwest Chandler, Az	
TITLE:	
Secondary Gateway Sign	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO.:	DATE:
2005-J-021	02/16/09
SCALE:	REVISIONS:
As Noted	
SHEET NO.:	
EX-C	

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Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013

**APPROVED PLANS**  
Design Review Board

Case # DR05-24 A

Date: 2/12/09

SUBJECT TO CONDITIONS OF APPROVAL

**APPROVED**

Minor Administrative Design Review

Case # DR05-24H

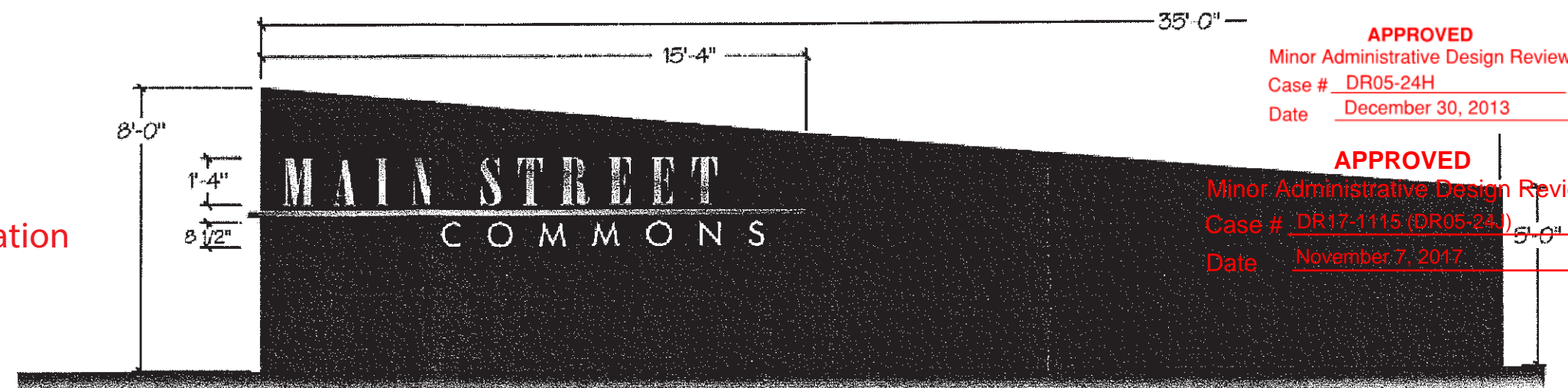
Date December 30, 2013

**APPROVED**

Minor Administrative Design Review

Case # DR17-1115 (DR05-24J)

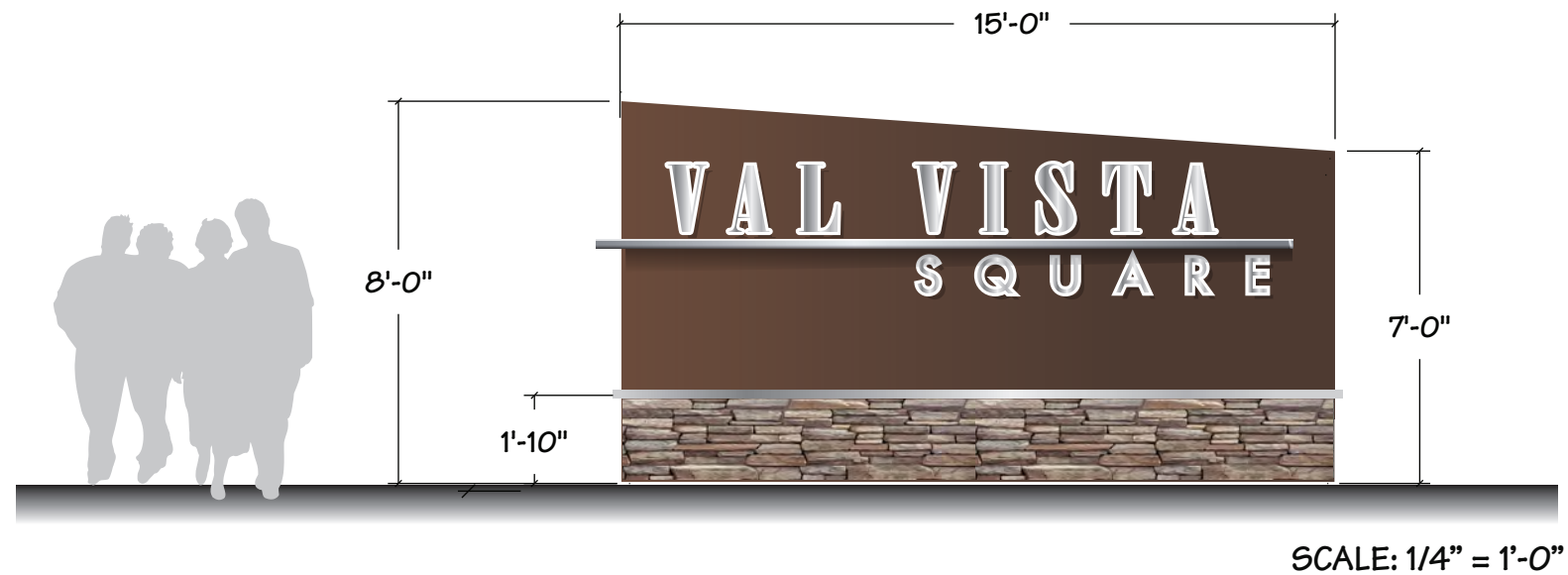
Date November 7, 2017



1 ELEVATION: Sign Type EX-C  
SCALE 1/4" = 1'-0"

Sign Type EX-C - Secondary Gateway **MAIN STREET**  
**COMMONS**





Center ID Left Side Aligned  
Sign Type EX-C - Secondary Gateway / Single Sided

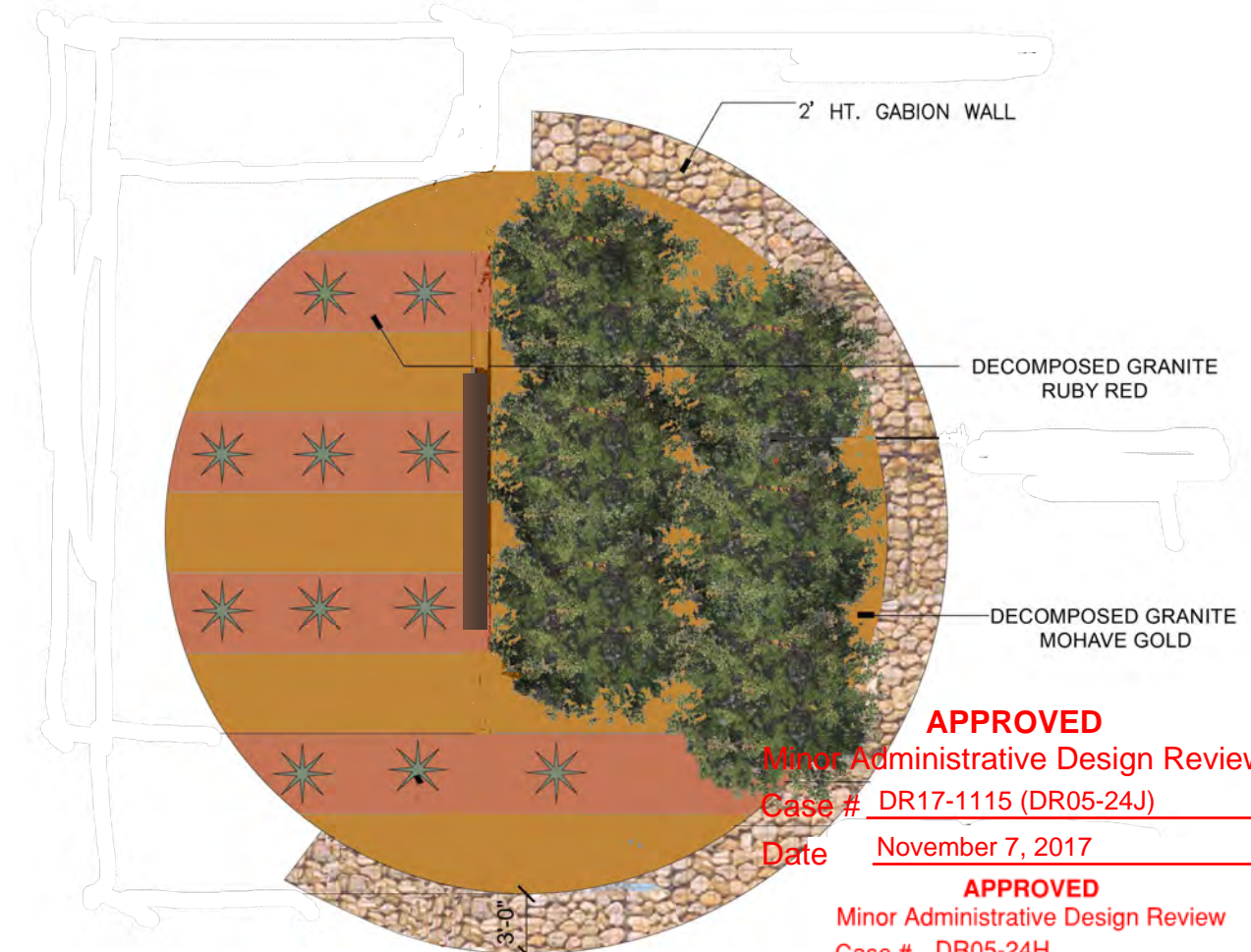
NEC Val Vista Drive & Market Street and  
SWC Pecos Road & Market Street

Specifications / Sign Type EX-C

Fabricated aluminum with powder coated "Rust" finish.

Individual reverse pan channel letters painted brushed aluminum mounted  
to overcut aluminum background painted white.

Backlit LED "Halo" illumination and/or ground illumination.



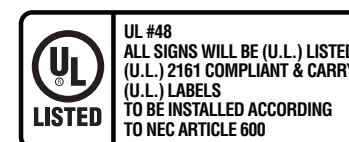
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Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

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Case # DA13-33 (DR05-24)  
Date August 5, 2013

Typical EX-C Landscape Feature

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013

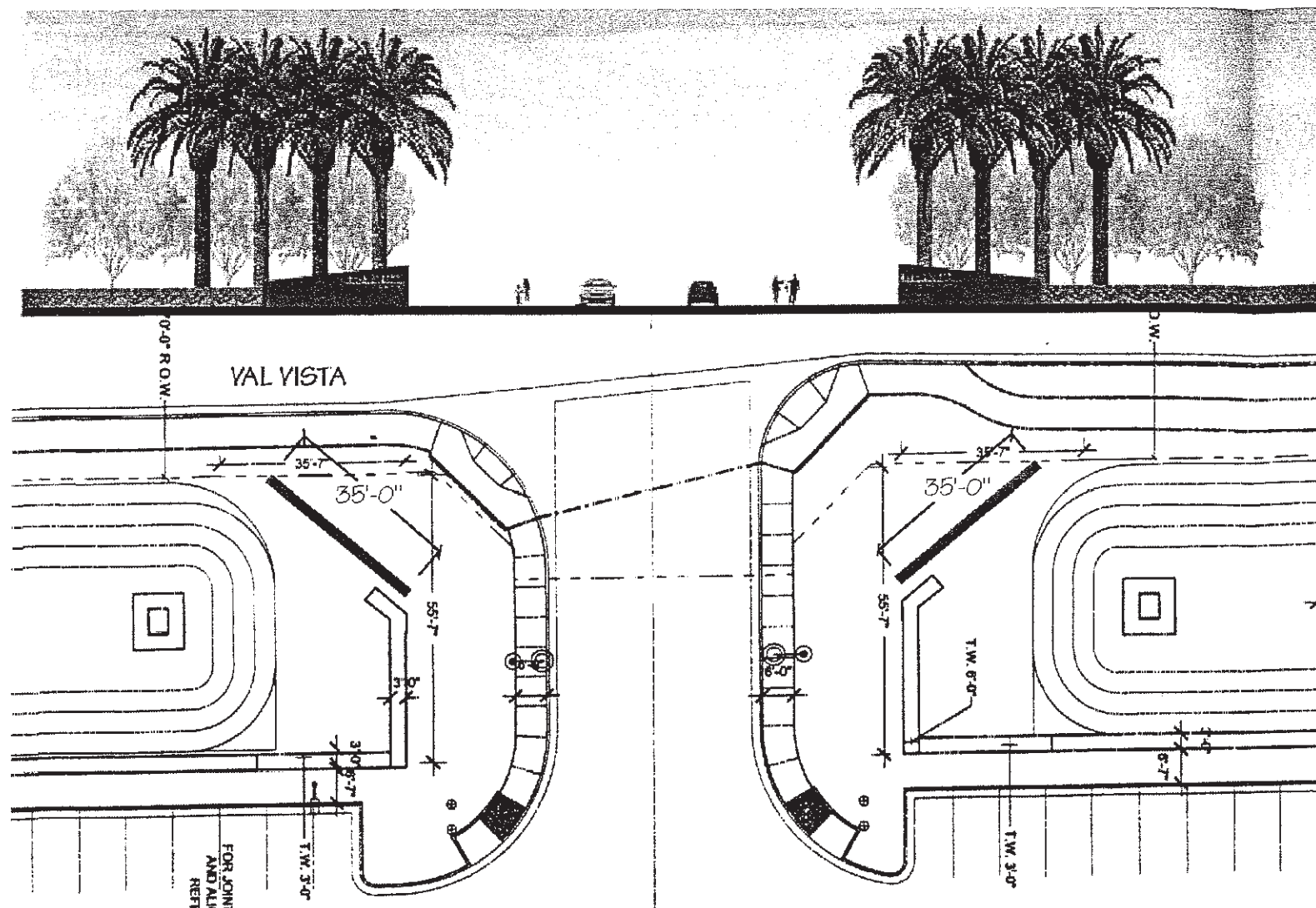


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SALES@BLEIERINDUSTRIES.COM

PROJECT: Val Vista Square Gilbert, AZ	DATE: <b>7/17/2013</b>	REVISIONS:
TITLE: <b>EX-C Revised Design and Text</b>	SHEET No: <b>EX-C</b>	
DESIGNER: <b>FMB</b>	SALES: <b>Paul Bleier</b>	
DESIGN No: <b>2013-D-020</b>	SCALE: <b>AS NOTED</b>	
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SCALE: 1" = 30'-0"

Sign Type EX-D, Primary Entry

STRUCTURE: Fabricated metal, powder coated rust.

LOGO: Individual pan channel letters painted brushed aluminum flush mounted to overcut aluminum background pan painted black. Ground illumination.

Replace Project Identification  
Redesign EX-D.1 and Delete EX-D.2  
See Page 6A

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602.944.3117  
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SALES@BLEIERINDUSTRIES.COM

PROJECT:	
Main Street Commons Woodbine Southwest Chandler, Az	
TITLE:	
Primary Entry Sign	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO.:	DATE:
2005-J-021	02/15/06
SCALE:	REVISIONS:
As Noted	
SHEET NO.:	
EX-D	

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Case # DR17-1115 (DR05-24J)

Date November 7, 2017

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Date December 30, 2013

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Case # DA13-33 (DR05-24)

Date August 5, 2013

APPROVED PLANS  
Design Review Board

Case # DR05-24 A

Date: 2/12/09

SUBJECT TO CONDITIONS OF APPROVAL

Case Number DR05-24 A DRB Meeting February 12, 2009

\* Revised July 17, 2013



EX-D.1 Primary Entry Identification Monument

North Side of VA Entry Drive on (Parcel 1A) Val Vista Drive

Double Sided

Specifications / Sign Type EX-D.1

Fabricated aluminum with powder coated “Rust” finish.

Individual reverse pan channel letters painted brushed aluminum mounted to overcut aluminum background painted white.

Backlit LED “Halo” illumination and/or ground illumination.

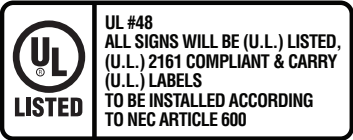
SCALE: 1/4” = 1’-0”

**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

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Date August 5, 2013

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\* Revised July 17, 2013

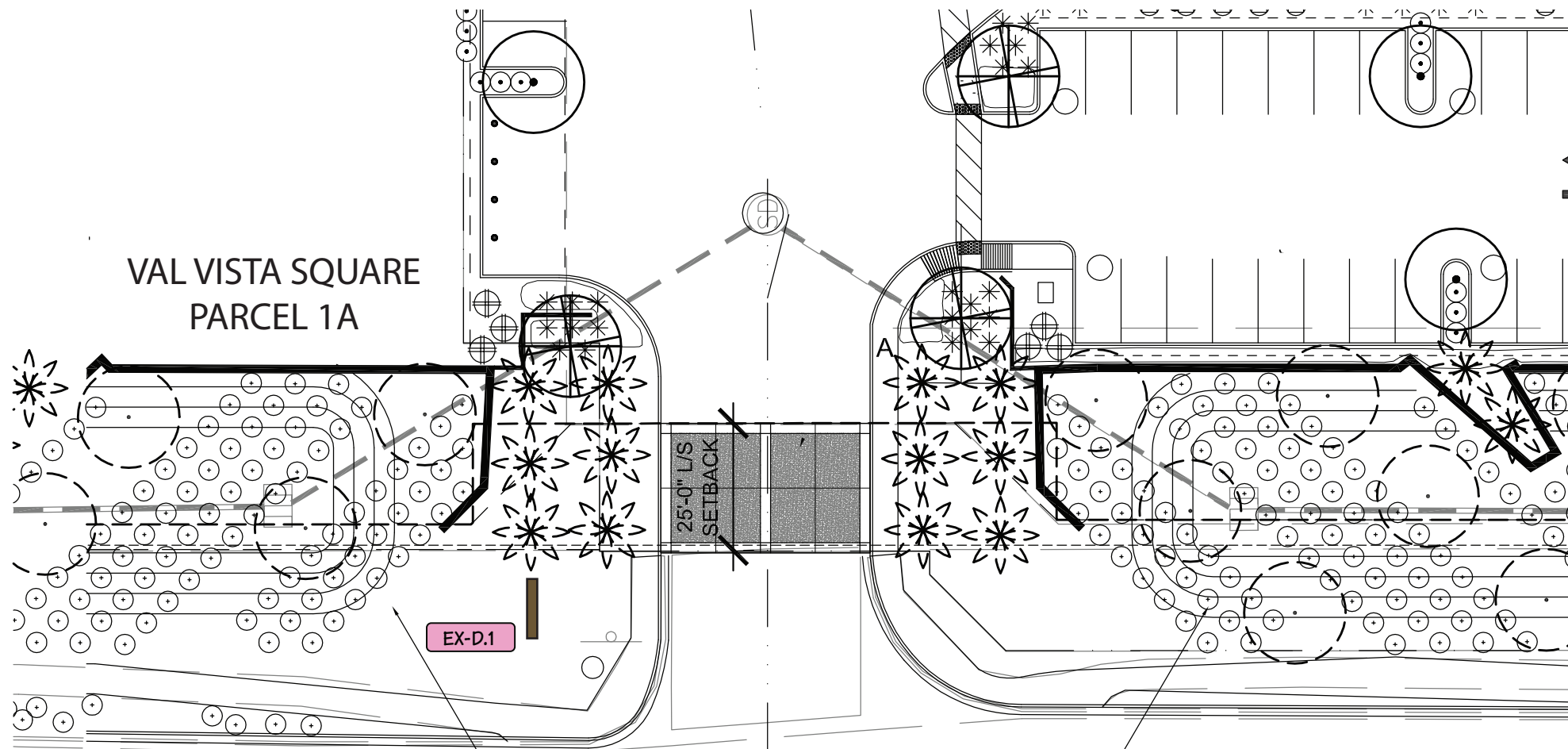


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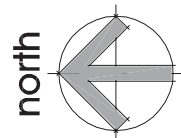
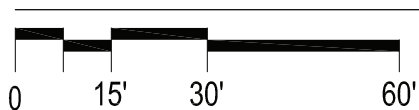
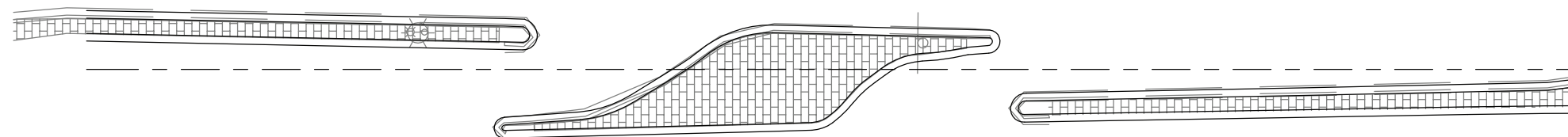
9650 WEST ROOSEVELT STREET  
TOLLESON, ARIZONA 85353  
602-944-3117  
FAX 602-395-0753  
SALES@BLEIERINDUSTRIES.COM

PROJECT:		DATE:	REVISIONS:
Val Vista Square Gilbert, AZ		7/17/2013	
DESIGNER:		SHEET No:	
FMB		EX-D.1	
DESIGN No:		© 2013, BLEIER INDUSTRIES, LTD. <small>This drawing and the ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.</small>	
2013-D-020		SALES:	
		Paul Bleier	
		SCALE:	
		AS NOTED	





EXISTING FRONTAGE LANDSCAPE AND  
RETENTION (TO REMAIN)



VAL VISTA DRIVE

SCALE: 1"=30'-0"



Minor Entry Monument  
Double Sided - Backlit Illuminated

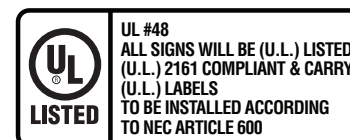
EX-D.1

**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

**APPROVED**  
Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

**APPROVED**  
Minor Administrative Design Review  
Case # DA13-33 (DR05-24)  
Date August 5, 2013

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013



**bleier**  
INDUSTRIES  
9650 WEST ROOSEVELT STREET  
TOLLESON, ARIZONA 85353  
602-944-3117  
FAX 602-395-0753  
SALES@BLEIERINDUSTRIES.COM

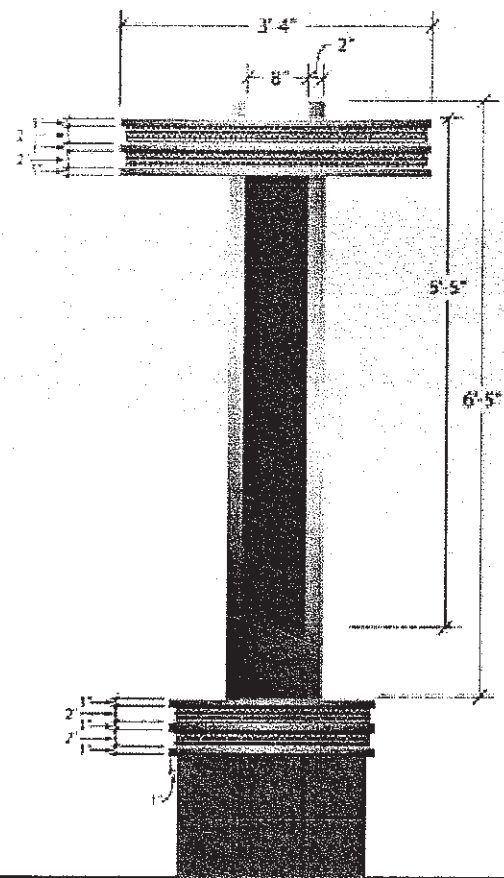
PROJECT:	DATE:	REVISIONS:
Val Vista Square Gilbert, AZ	7/17/2013	
	SHEET No:	
	EX-D.1 SP	
TITLE:		
EX-D.1 Site Enlargement Detail		
DESIGNER:	SALES:	
FMB	Paul Bleier	
DESIGN No:	SCALE:	
2013-D-020	AS NOTED	

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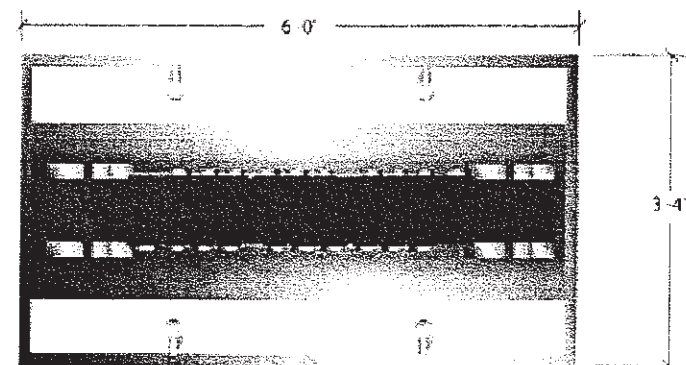




1. Pedestrian Directory - Scale: 1/2" = 1' - 0"



2. Side View - Scale: 1/2" = 1' - 0"



3. Plan View - Scale: 1/2" = 1' - 0"

This Sign Type Has Not Beed Revised  
and may be used at Main Street Commons  
and \*Val Vista Square.  
\*Text Change Only Required if Used on Parcel 1A

Sign Type EX-F, Tenant

STRUCTURE: Fabricated metal, aluminum and powder coated rust.

LIGHTING: Low voltage lighting behind to illuminate center id and directory information.

DIRECTORY MAP: Externally illuminated sign panel second surface mounted map graphic Map graphic opaque high resolution digital print.

LOGO: 1/2 " thick cut FCO letters painted brushed aluminum flush mounted to overcut 1/8" aluminum background painted black

**APPROVED**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013

Case Number DR05-24 A DRB Meeting February 12, 2009

\* Revised July 17, 2013

**APPROVED PLANS**

Design Review Board

Case # DR05-24 A

Date: 2/12/09

SUBJECT TO CONDITIONS OF APPROVAL

**APPROVED**

Minor Administrative Design Review

Case # DR05-24H

Date December 30, 2013

Sign Type EX-F - Tenant Directory

**MAIN**

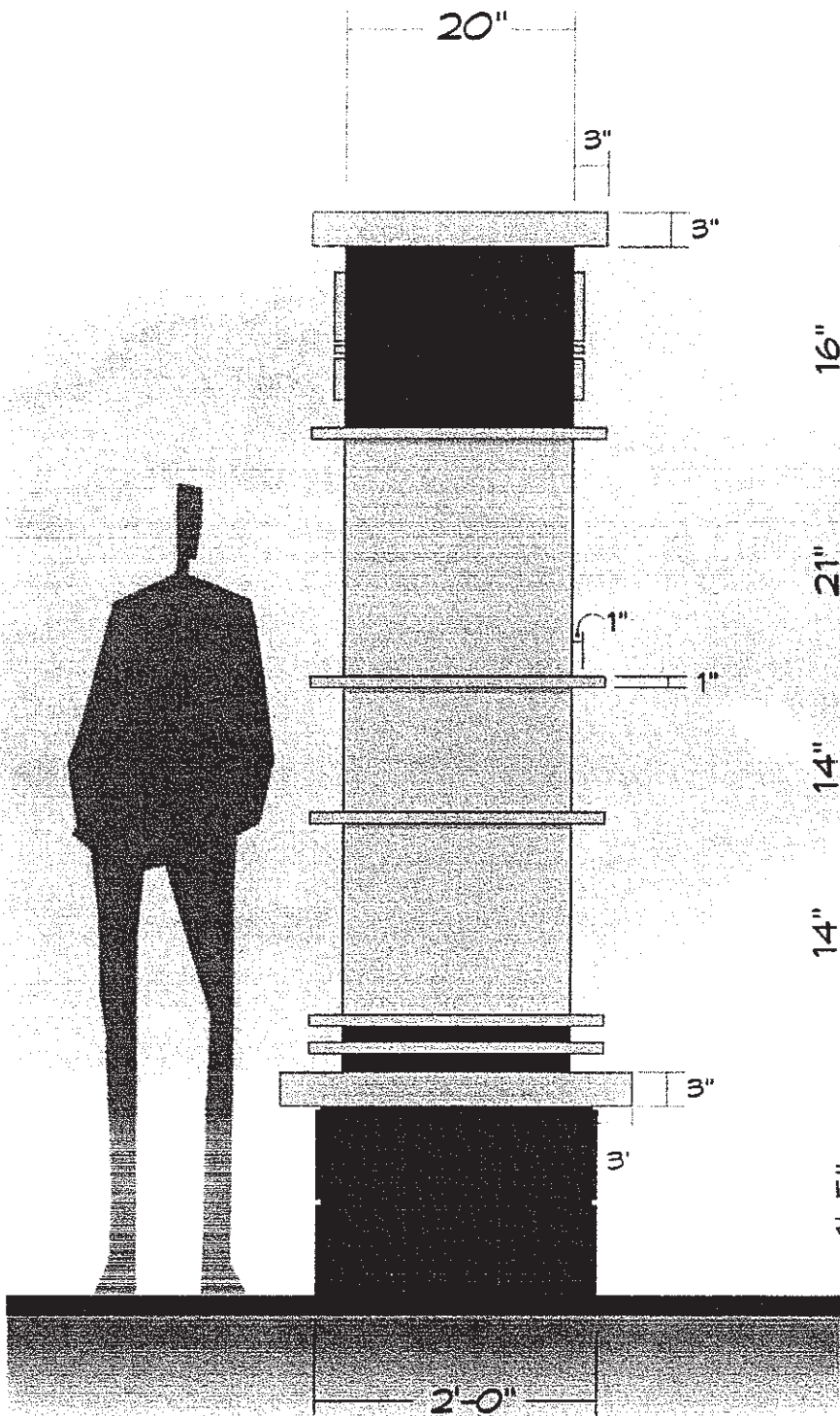
Case Number DR05-24 A DRB Meeting February 12, 2009



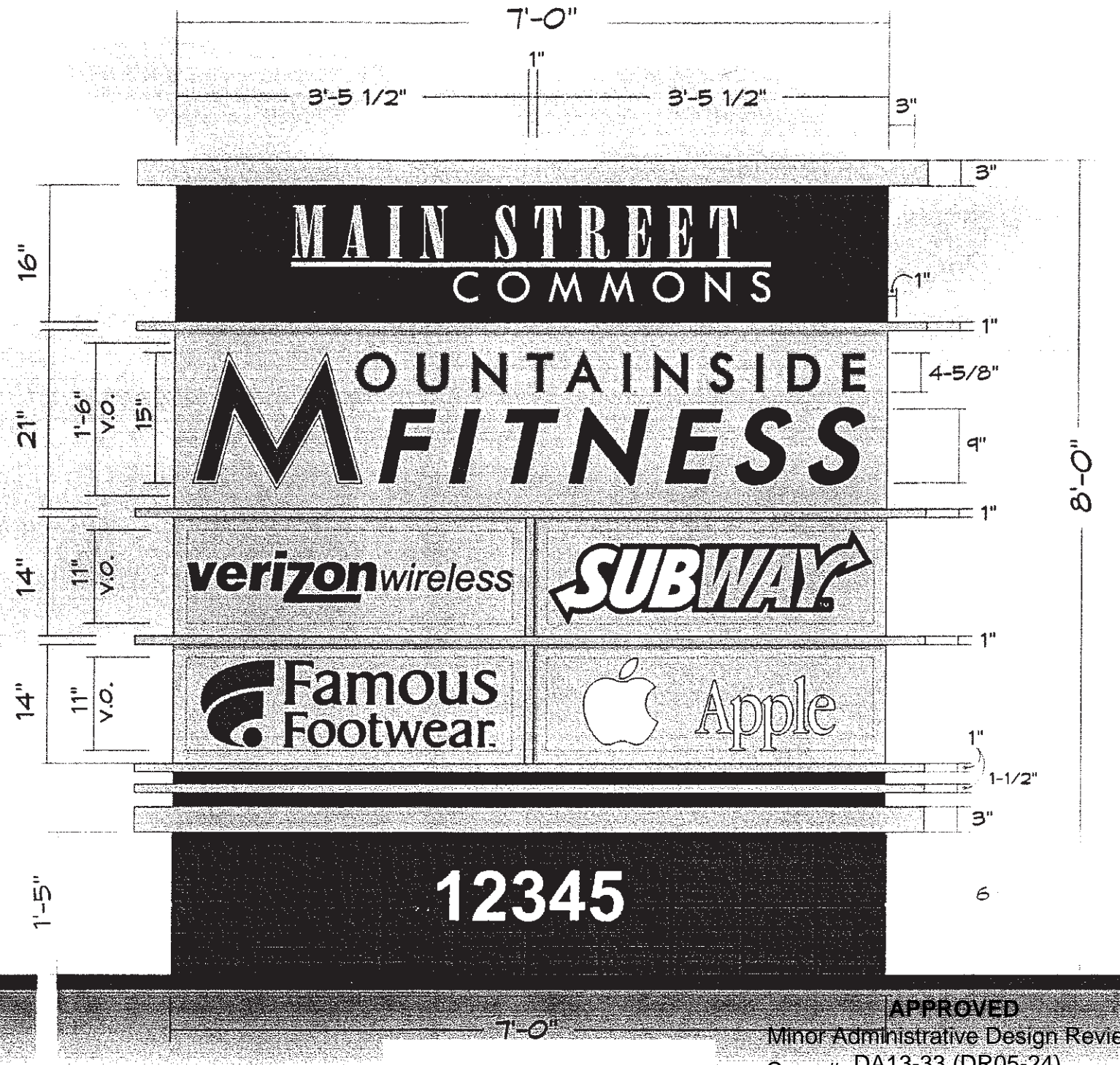
Tenant Monument (Double Face)

SIGN TYPE 1: Double Face (Qty: 2)

D/F DISPLAY SIGN (INTERNAL ILLUMINATION)



END VIEW



FACE VIEW

**MAIN STREET COMMONS**

Construction:  
Base/Cabinet:  
Cabinet:  
Weathered Brown  
(MAP) "Bone" 36A-3P  
Capping:  
(MAP) "Brushed Aluminum" Sq. Tube  
Signage:  
Letters: Per Indiv. Corp. Specs  
Illumination: CWHO LAMPS 12" O.C.  
8" x 8" Splitface Block  
Mason Select Adobe

\* VISIBLE OPENING \*  
Large Panel - 18" x 81" Max Copy Area  
Small Panel - 11" x 38-1/2" Max Copy Area

**SIGN CRITERIA** **10**  
**DR05-24B**

Sign Type G1 Has Not Been Revised  
and exists at Main Street Commons

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013

**APPROVED**  
Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

**APPROVED**  
Minor Administrative Design Review  
Case # DA13-33 (DR05-24)  
Date August 5, 2013

**APPROVED**  
Administrative Design Review  
Case Planner Initials: [Signature]  
Case # DR05-24B  
Date: 4/10/09

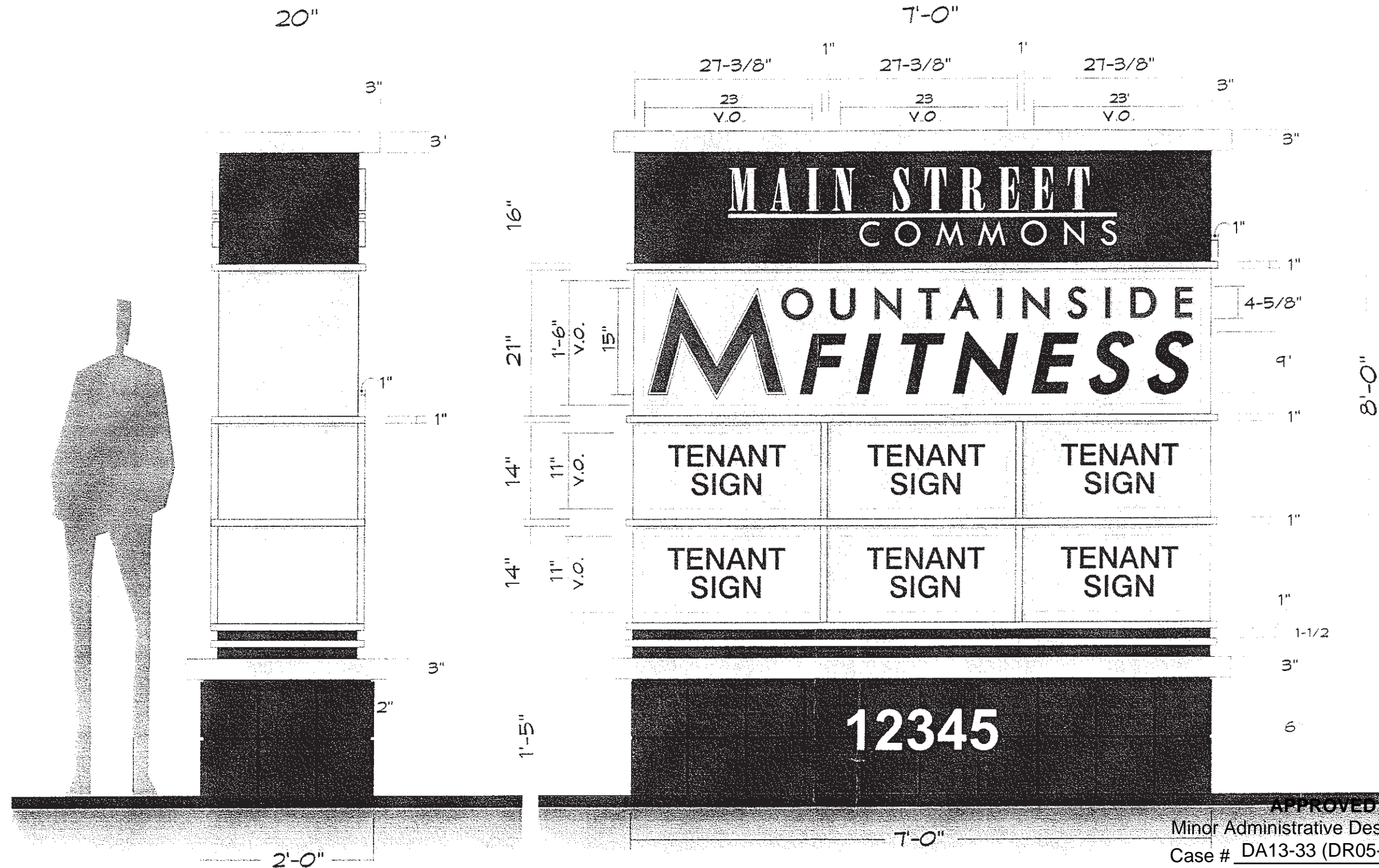
**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017



# Tenant Monument (Double Face)

SIGN TYPE 1: Double Face (Qty: 2)

D/F DISPLAY SIGN (INTERNAL ILLUMINATION)



END VIEW

FACE VIEW SCAL

## MAIN STREET COMMONS

### Tenant Monument

1. To be fabricated from 1 1/2" aluminum angle frame with .063 aluminum skin. Routed aluminum panels backed with 1/8" plex.

2. Main Street Commons copy routed out, 1/2" push thru plex brushed aluminum overlay.

### Monument Size

Height - 20'  
Width - 7'  
Depth - 2'

### Construction

Base/Cabinet:  
To be fabricated from 1 1/2" aluminum angle frame with .063 aluminum skin. Routed aluminum panels backed with 1/8" plex.

\*Main Street Commons copy routed out, 1/2" push thru plex brushed aluminum overlay

### Colors

Base/Cabinet:  
Cabinet:  
Weathered Brown  
(MAP) "Bone" 36A-3P  
Capping:  
(MAP) "Brushed Aluminum" Sq. Tube  
Signage:  
Letters: Per Indiv. Corp. Specs  
Illumination: CWHO LAMPS 12" O.C.

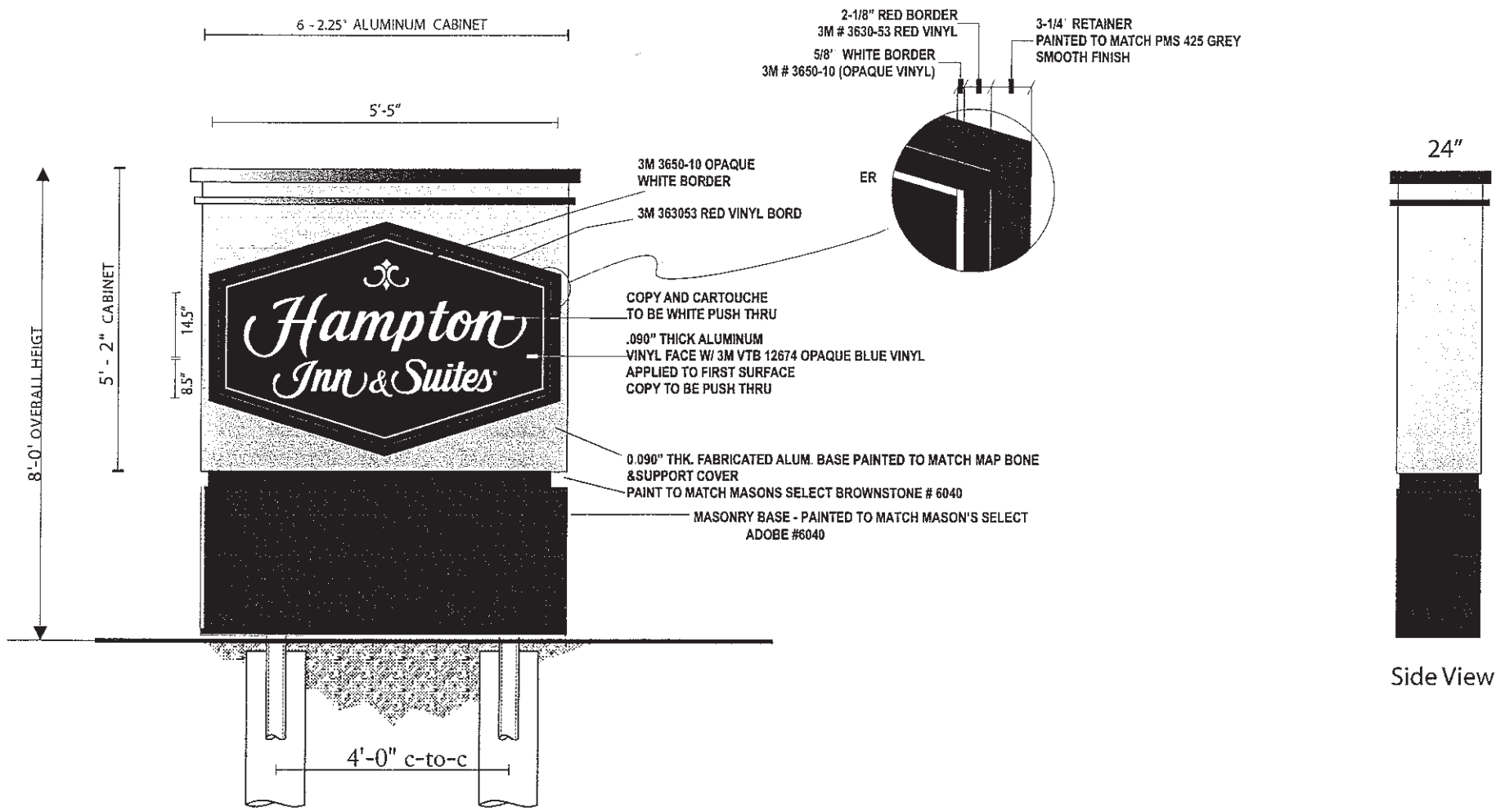
8" x 8" Splitface Block  
Mason Select Adobe

\* VISIBLE OPENING \*  
Large Panel - 18" x 81" Max Copy Area  
Small Panels - 11" x 23" Max Copy Area






APPROVED  
Administrative Design Review  
Permit #  
Case # DR05-24-C  
Date: 4/29/09



**GENERAL SPECIFICATIONS:**  
**CABINET :**  
FACES:..... PANAFLEX WITH VINYL OVERLAY  
RETURNS:... FORMED ALUMINUM WITH PAINTED FINISH (TOP, BOTTOM & SIDE RETAINERS)  
ILLUMINATION:... FLUORESCENT LAMPS  
**BASE CLADDING :**  
FABRICATED ALUM. WITH PAINTED FINISH

- COLOR SPECIFICATIONS:**
- 3M #3630-53 RED VINYL
  - 3M # VTB 12674 OPAQUE BLUE VINYL
  - 3M #3650-10 OPAQUE WHITE VINYL
  - PAINT MASONS SELECT ADOBE #6040
  - PAINT TO MATCH MATHEWS MAP BONE
  - PAINT MASONS SELECT BROWNSTONE # 6040

 CUSTOM D/F HIS-40 MONUMENT SIGN @ 8'-0" OAH  
(PUSH THRU GRAPHICS)

Sign Type G3b Has Not Been Revised  
and exists at Main Street Commons

<b>APPROVED</b> Minor Administrative Design Review Case # <u>DR17-1115 (DR05-24J)</u> Date <u>November 7, 2017</u>	<b>APPROVED</b> Minor Administrative Design Review Case # <u>DA13-33 (DR05-24)</u> Date <u>August 5, 2013</u>	<b>APPROVED</b> Minor Administrative Design Review Case # <u>DR05-24H</u> Date <u>December 30, 2013</u>
---	--	--

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013

**COAST SIGN**  
INCORPORATED  
1500 West Embassy St. Anaheim, CA 92802  
(714) 520-9144 FAX: (714) 520-5847

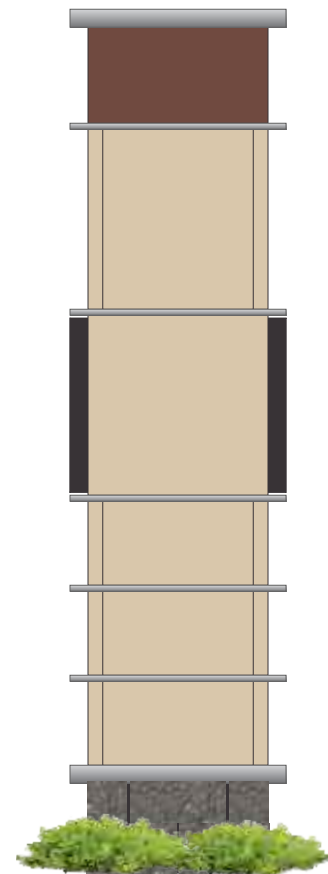
Date: 09-12-08	Project Name: HAMPTON INN & SUITES
Scale:	Address: 3266 S Market Street
Drawn: Paula M	City / State: Gilbert AZ
Sales: F. S.	Client Approval: _____ Date: _____

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No	Designer	Date	Revision Notes
1	HA	12-03-08	Move sign A on site plan.
2	KH	02-16-09	Various changes per PM.
3	WA	02-18-09	See intranet request for more details.
4	WA	04-06-09	See intranet request for more details.
5			
6			

**DESIGN DRAWING 7 of 8**  
Request Number:  
**DEV-HIS1-32540-r5**  
File Location:  
W:\Hilton\Art\Hampton Inn & Suites\DEV-HIS1-32540





**Subject to administrative approval and following operational limitations:**

- Display: Displays may be full color. When visible from public rights-of-way, displays shall be static messages. Flashing or animated signs are limited to interior project locations and shall not be visible from public rights-of-way.
- Minimum display time: The digital message shall not change more than one every eight (8) seconds.
- Transition method: Shall be by instant change method.
- Illumination Levels: Shall incorporate photocell / light sensors, with automatic dim technology that appropriately adjusts to ambient light conditions. Displays shall have brightness level of not greater than 0.3 foot candles above ambient light conditions and measured by foot candle meter.
- Maintenance: Any permitted electronic changeable message sign that malfunctions, fails or ceases to operate in its usual or normal programmed manner shall be repaired or disconnected within forty eight (48) hours by the owner or operator of such sign.

	BENJAMIN MOORE HC39 PUTNAM IVORY
	BENJAMIN MOORE 2103-30 PEATMOSS
	MATHEWS PAINT MP N952 SP BUSHED ALUM.
	TRENWYTH - SPLIT FACE CMU - BLACK CANYON

Mfg. & Install (1) D/F Monument Display  
scale: 3/8"=1'-0" 60sf

**CABINET & BASE:**

To be fabricated from 1 1/2" Alum. Angle Frame / .063 Alum. Skin.  
Signage Panels - Routed Alum. Panels backed w/ 1/8" Acrylic  
Signage per individual corporate specifications  
Val Vista Square Copy- Routed Out Alum. Panel w/ 1/2" Push-Thru  
Acrylic Copy w/ .040 Brushed Alum. Overlays.  
CAPPING/CABINET SEPARATION: Brushed Alum. Sq. Tube  
ILLUMINATION: CW/HO Fluorescent Lamps

**APPROVED**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013

Sign Type G4

**APPROVED**

Minor Administrative Design Review

Case # DR17-1115 (DR05-24J)

Date November 7, 2017

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013

**APPROVED**

Minor Administrative Design Review

Case # DR05-24H

Date December 30, 2013

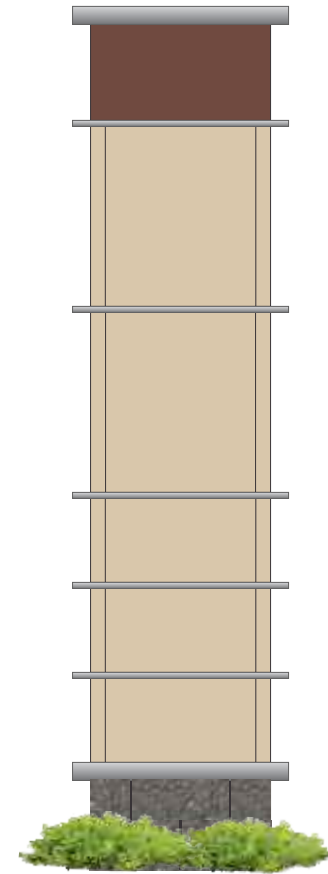
Page 8E

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592

36.9886 www.imagenational.com

	<p>PROJECT TITLE:</p> <p><b>WinCo FOODS</b></p> <p>store # 114</p>	<p>LOCATION:</p> <p>SWC Pecos Rd. &amp; 202 San Tan Freeway Gilbert, AZ. 85295</p>	<p>DATE:</p> <p>10.06.2011</p> <p>S.O.:</p> <p>00000</p> <p>ACCOUNT EXEC.</p> <p>D. Cobb</p>	<p>DRAWN BY:</p> <p>S. Carico</p> <p>COMPUTER FILE:</p> <p>WF-114 Gilbert-Pylon-C</p> <p>REVISION:</p> <p>R2 11.01.2012</p>	<p> UNDERWRITERS LABORATORIES ELECTRIC SIGN</p> <p>NAMPA PLANT - UL #433195-001</p> <p>U.S. &amp; PR. - All signs conform to UL-48/2161 (labeled accordingly) &amp; must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</p> <p>page # 3 of 4</p>
--	--	--	--	---	---



	BENJAMIN MOORE HC39 PUTNAM IVORY
	BENJAMIN MOORE 2103-30 PEATMOSS
	MATHEWS PAINT MP N952 SP BUSHED ALUM.
	TRENWYTH - SPLIT FACE CMU - BLACK CANYON

**B C** Mfg. & Install (2) D/F Monument Display  
scale: 3/8"=1'-0" 60sf

#### CABINET & BASE:

To be fabricated from 1 1/2" Alum. Angle Frame w/ .063 Alum. Skin.  
Signage Panels - Routed Alum. Panels backed w/ 1/8" Acrylic  
Signage per individual corporate specifications  
Val Vista Square Copy- Routed Out Alum. Panel w/ 1/2" Push-Thru  
Acrylic Copy w/ .040 Brushed Alum. Overlays.  
CAPPING/CABINET SEPARATION: Brushed Alum. Sq. Tube  
ILLUMINATION: CW/HO Fluorescent Lamps

**APPROVED**  
Minor Administrative Design Review  
Case # DA13-33 (DR05-24)  
Date August 5, 2013

#### Sign Type G4.1a and 1b

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013

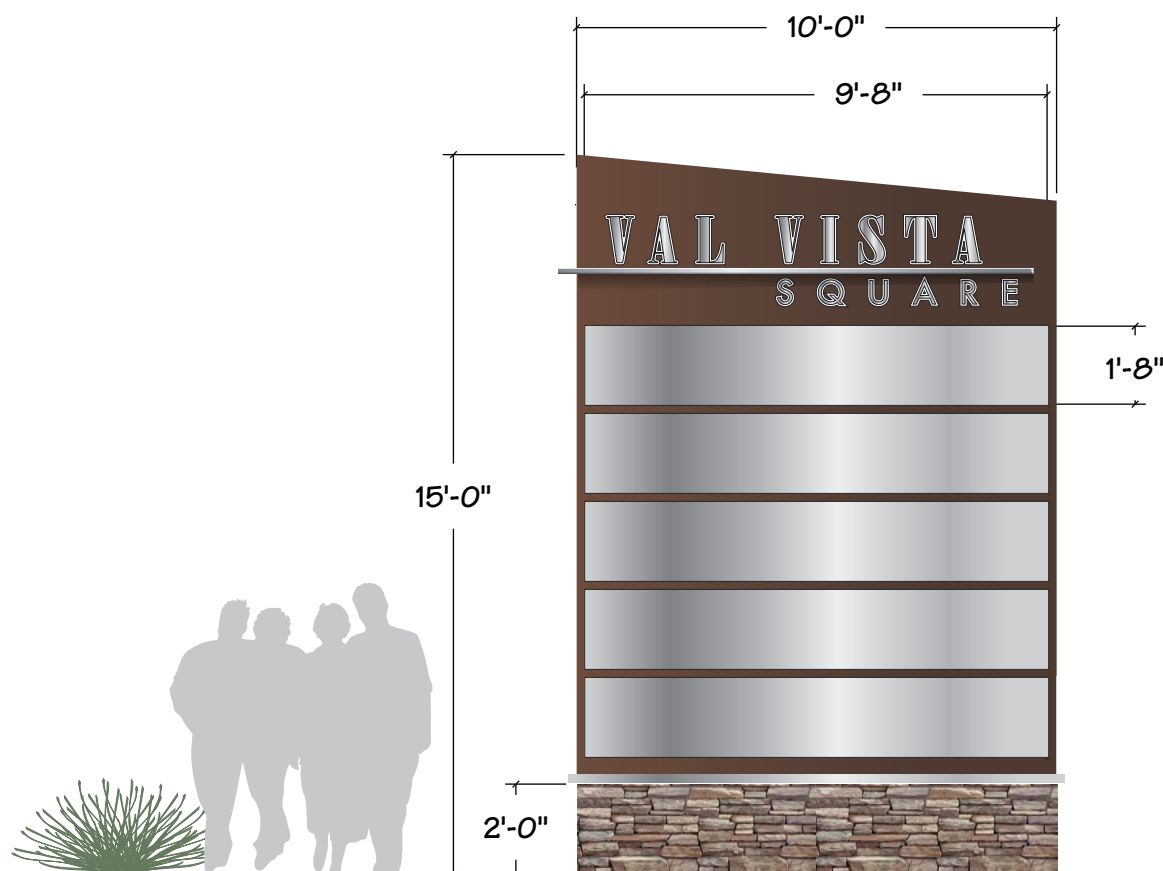
**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

**APPROVED**  
Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

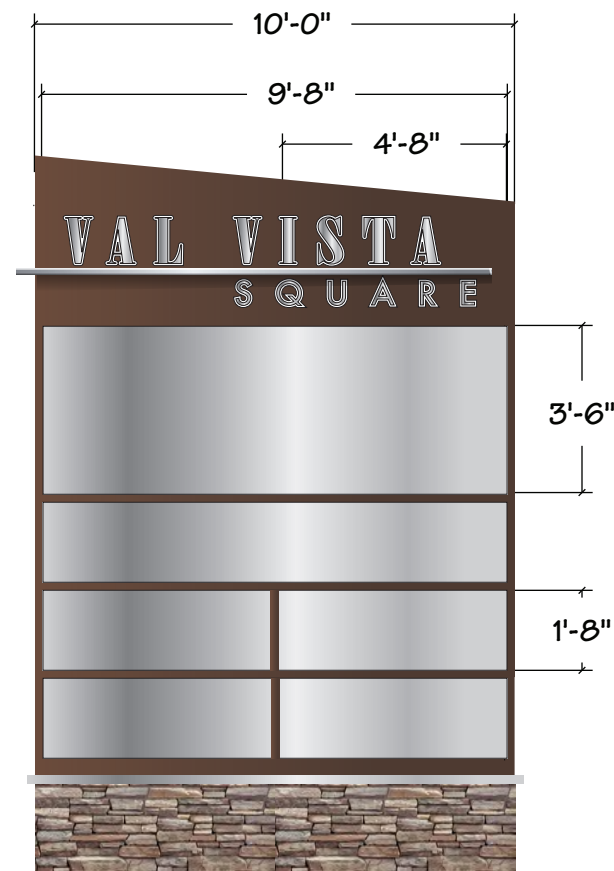
16265 Star Road Nampa, ID 83687 toll free: 800.592.8

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Standard Configuration



Combined / Split Configuration\*



Combined / Split / Digital Display Configuration\*\*

## EX-G5 Business Identification Monument (Parcel 1A)

SCALE: 1/4" = 1'-0"

Adjacent to driveways providing ingress/egress to Parcel 1A, Val Vista Square

Maximum Quantity Six (6)

## Specifications / Sign Type EX-G5

Main cabinet fabricated aluminum with powder coated "Rust" finish.  
Internal 800 ma fluorescent and/or LED illumination

Center ID: Individual reverse pan channel letters painted brushed aluminum  
mounted to overcut aluminum background painted white.

Backlit LED "Halo" illumination.

Tenant Panels: Fabricated aluminum pan, 2" deep, painted brushed aluminum.  
Tenant copy to be routed and backed with white acrylic. 1/2" push thru clear  
acrylic copy and/or logos applied with first surface translucent vinyl per Tenant's  
color specifications.

### General Notes:

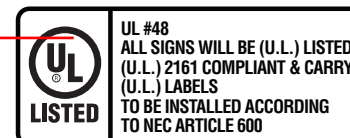
- 1) Configurations illustrated above are limited for use by Val Vista Square on Parcel 1A, Sign Types EX-G5.a thru EX-G5.f.
- 2) \* Combined / Split Configuration allows for two or more panels to be combined to provide a larger tenant sign background.  
More than one combined set of panels can be configured for use on a single monument sign. Similarly, additional split panel configurations may be added.
- 3) \*\*Digital dimensions may vary based upon Manufacturer's specifications. Digital display can occupy up to one half (1/2) of the sign area of the overall display.

**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

**APPROVED**  
Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

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Case # DA13-33 (DR05-24)  
Date August 5, 2013

Case Number DR05-24 A DRB Meeting February 12, 2009  
\* Revised July 17, 2013



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9650 WEST ROOSEVELT STREET  
TOLLESON, ARIZONA 85353  
602-944-3117  
FAX 602-395-0753  
SALES@BLEIERINDUSTRIES.COM

PROJECT: Val Vista Square Gilbert, AZ		DATE: <b>7/17/2013</b>	REVISIONS:
TITLE: EX-G5 Multi Tenant Configurations		SHEET No: <b>EX-G5</b>	
DESIGNER: FMB	SALES: Paul Bleier	© 2013, BLEIER INDUSTRIES, LTD. This drawing and the ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.	
DESIGN No: 2013-D-020	SCALE: AS NOTED		

- double-sided, painted aluminum internally LED illuminated sign cabinet
- base to be stacked stone
- copy routed out of face and backed with translucent white acrylic
- typeface: helvetica bold
- footing: 2'-6" x 7'-0" caison with 6" diameter steel pipe



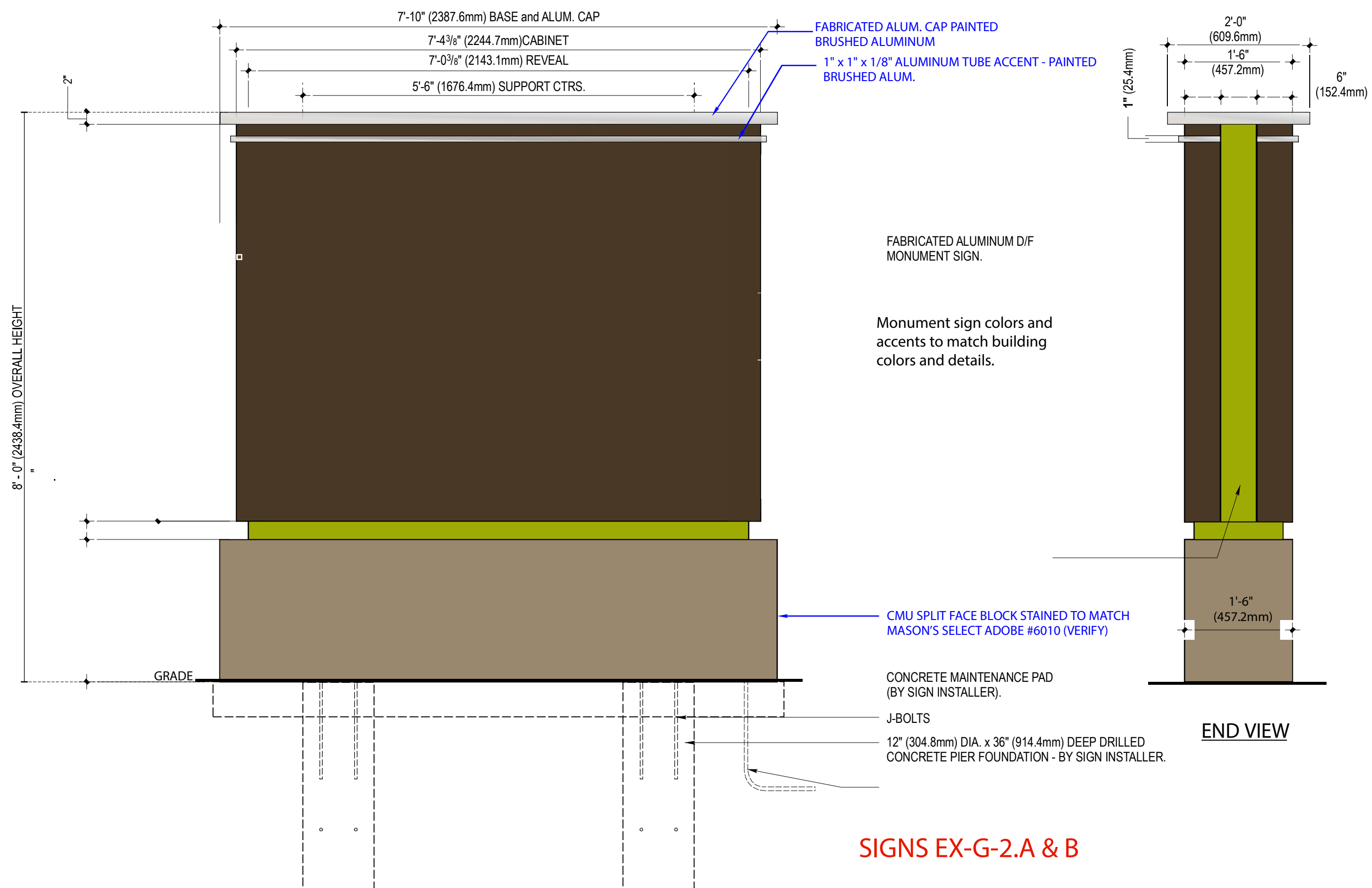
locations: 01



**APPROVED**  
Minor Administrative Design Review  
Case # DR05-24H  
Date December 30, 2013

side view





SIGNS EX-G-2.A & B

**APPROVED**  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

**HOME2**  
SUITES BY HILTON

**Client**  
HOME2

**Design #**  
0816615AR5

**Sheet** 8I

**Address**  
3001 S. MARKET ST  
GILBERT, AZ

**Account Rep.** J LEBIHAN

**Designer** P MCDONALD

**Date** 05/25/16

**Approval / Date**

<b>Client</b>	
<b>Sales</b>	
<b>Estimating</b>	
<b>Art</b>	
<b>Engineering</b>	
<b>Landlord</b>	

**Revision / Date**

ECS:6/28/16: UPDATED SITE PLAN.

R2:JH:09/07/16: ADD MSC/VV2 CAP TO [D] and [E]; CHANGE BASE TO CMU SPLIT FACE BLOCK.

R3:JH: 09/08/16: CHANGE OAH FOR [D] and [E] TO 8'-0"

R4:JH:09/21/16: RELOCATE SIGNS AND ADD NEW ELEVATIONS.

R5:JH:09/23/16: REPLACE 'RED LINED' ART with NEW ELEVATIONS

**Chandler Signs**  
Brand Image Begins Here™

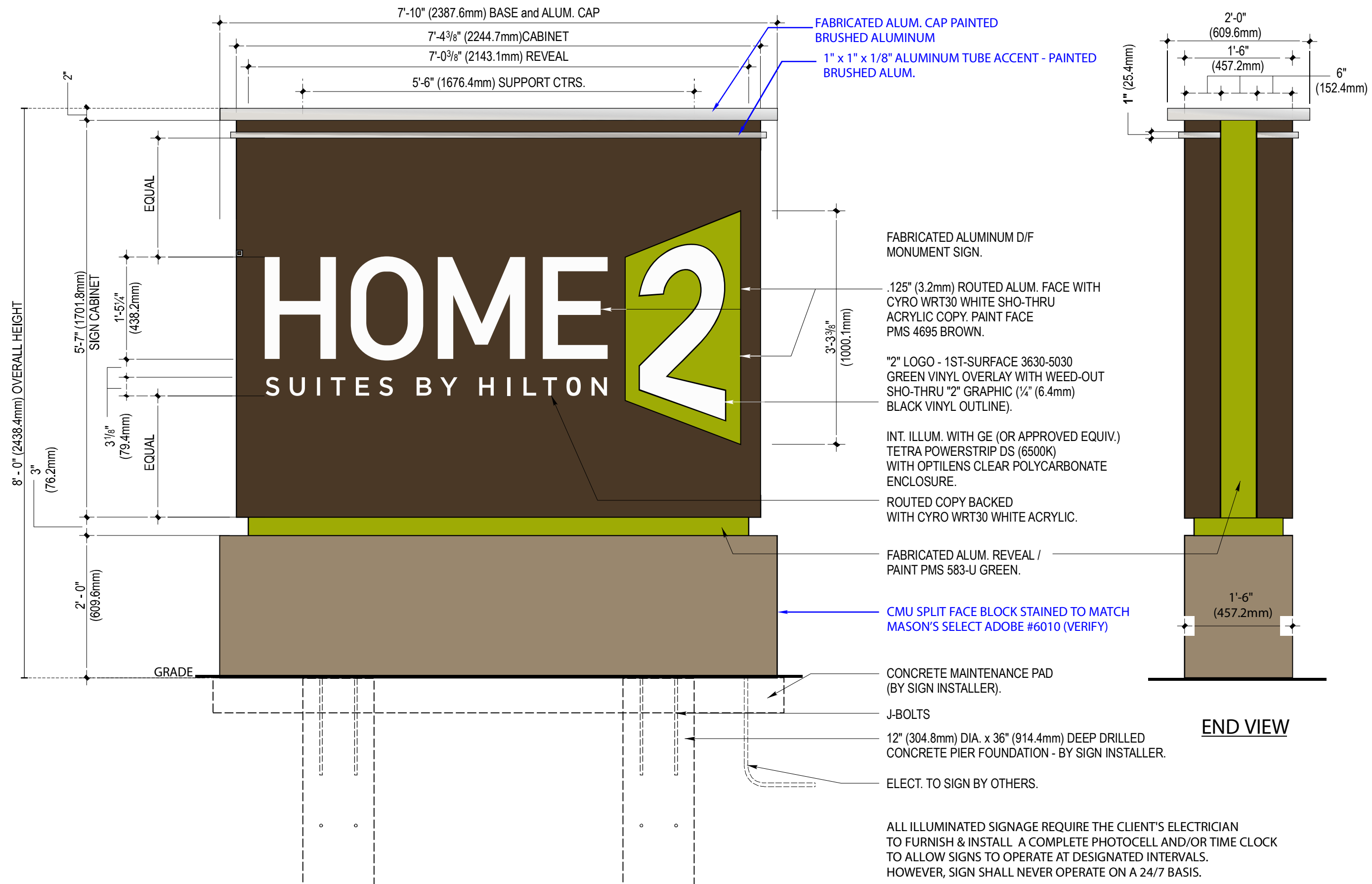
**chandlersigns.com**

<b>National Headquarters</b>	3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044
<b>San Antonio</b>	17319 San Pedro Ave. Ste. #200 San Antonio, TX 78232 210-349-3804 Fax 210-349-8724
<b>West Coast</b>	3220 Executive Ridge Dr., Suite 250 Vista, CA 92081 760-734-1708 Fax 760-734-3752
<b>Northeast US</b>	965 Baxter Avenue, Suite 200 Louisville, KY 40294 502-475-3075 Fax 502-412-0013
<b>Florida</b>	2584 Sand Hill Point Circle Davensport, FL 33837 888-420-1100 Fax 863-424-1160
<b>Georgia</b>	37 Waterfront Park Court Dawsonville, GA 30634 678-725-8852 Fax 210-349-8724
<b>South Texas</b>	P.O. Box 125, 206 Doral Drive Portland, TX 78374 361-583-5599 Fax 361-643-6533

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



D/F MONUMENT SIGN - CUSTOM 41.12 SQ.FT.  
SCALE 1/2" = 1' - 0"  
SIGN DRAWS APPROX. 2.5 amps @ 120VAC

SIGN EX-G-2.C

APPROVED  
Minor Administrative Design Review  
Case # DR17-1115 (DR05-24J)  
Date November 7, 2017

HOME2

SUITES BY HILTON

Client

HOME2

Design #

0816615AR5

Sheet

8I

Address

3001 S. MARKET ST  
GILBERT, AZ

Account Rep.

J LEBIHAN

Designer

P MCDONALD

Date

05/25/16

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

ECS:6/28/16: UPDATED SITE PLAN.

R2:JH:09/07/16: ADD MSC/VV2 CAP TO [D] and [E]: CHANGE BASE TO CMU SPLIT FACE BLOCK.

R3:JH: 09/08/16: CHANGE OAH FOR [D] and [E] TO 8'-0"

R4:JH:09/21/16: RELOCATE SIGNS AND ADD NEW ELEVATIONS.

R5:JH:09/23/16: REPLACE 'RED LINED' ART with NEW ELEVATIONS

Chandler Signs

Brand Image Begins Here™

chandlersigns.com

National Headquarters

3201 Manor Way  
Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

San Antonio

17319 San Pedro Ave. Ste. #200  
San Antonio, TX 78232  
210-349-3804 Fax 210-349-8724

West Coast

3220 Executive Ridge Dr., Suite 250  
Vista, CA 92081  
760-734-1708 Fax 760-734-3752

Northeast US

965 Baxter Avenue, Suite 200  
Louisville, KY 40294  
502-475-3075 Fax 502-412-0013

Florida

2584 Sand Hill Point Circle  
Davensport, FL 33837  
883-420-1100 Fax 863-424-1160

Georgia

37 Waterfront Part Court  
Dawsonville, GA 30634  
678-725-8852 Fax 210-349-8724

South Texas

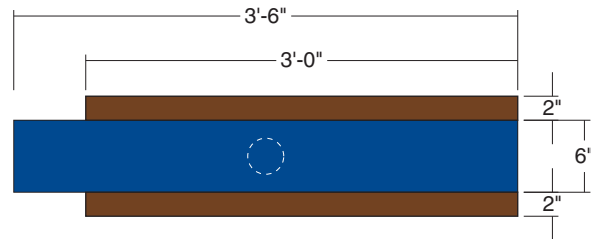
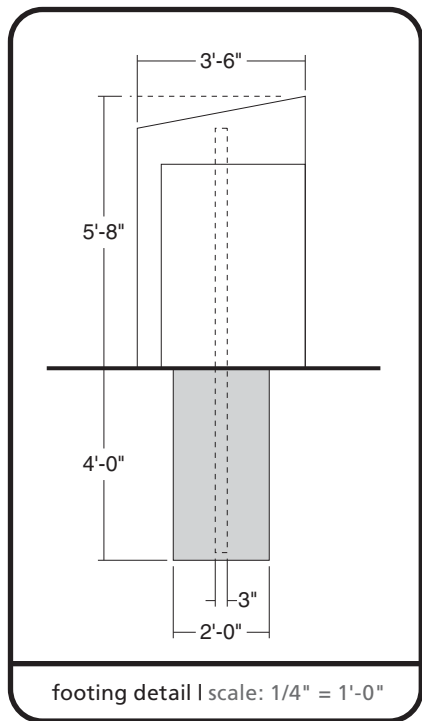
P.O. Box 125, 206 Doral Drive  
Portland, TX 78374  
361-583-5599 Fax 361-643-6533

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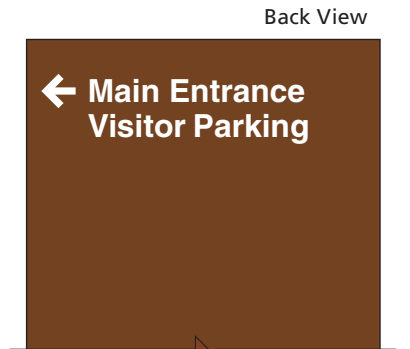
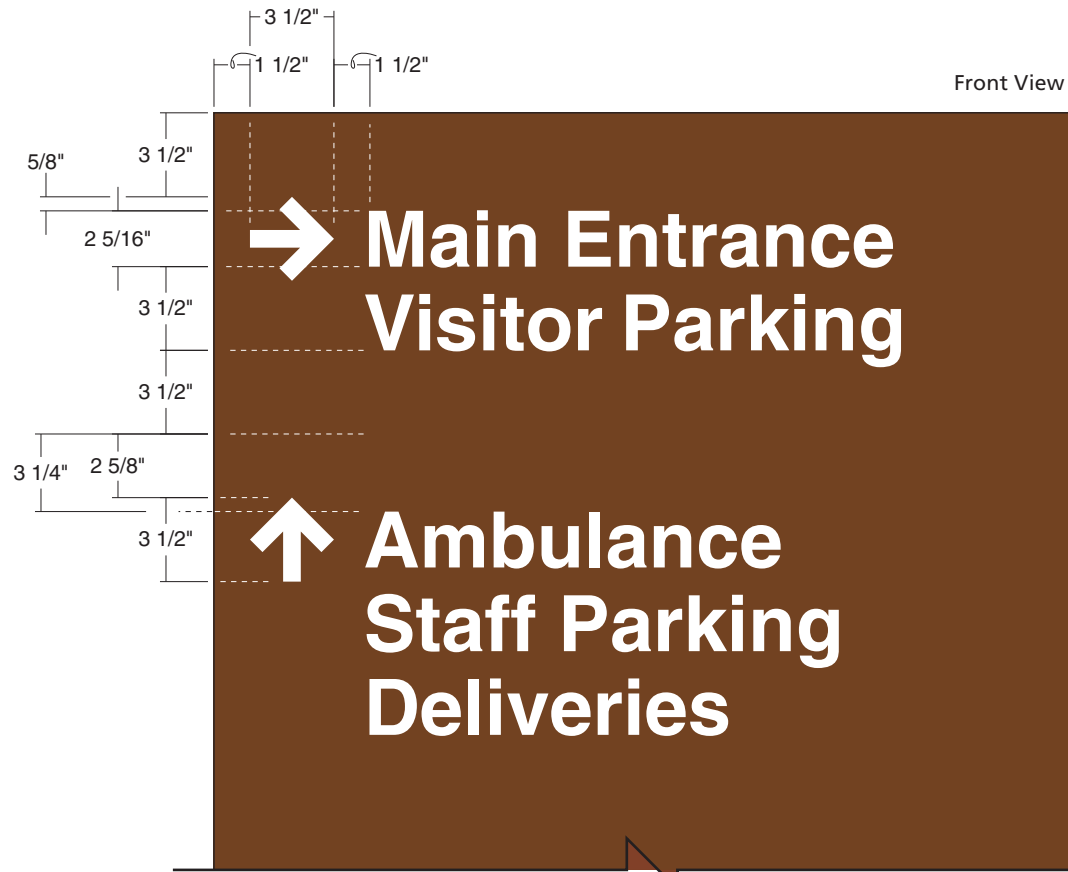
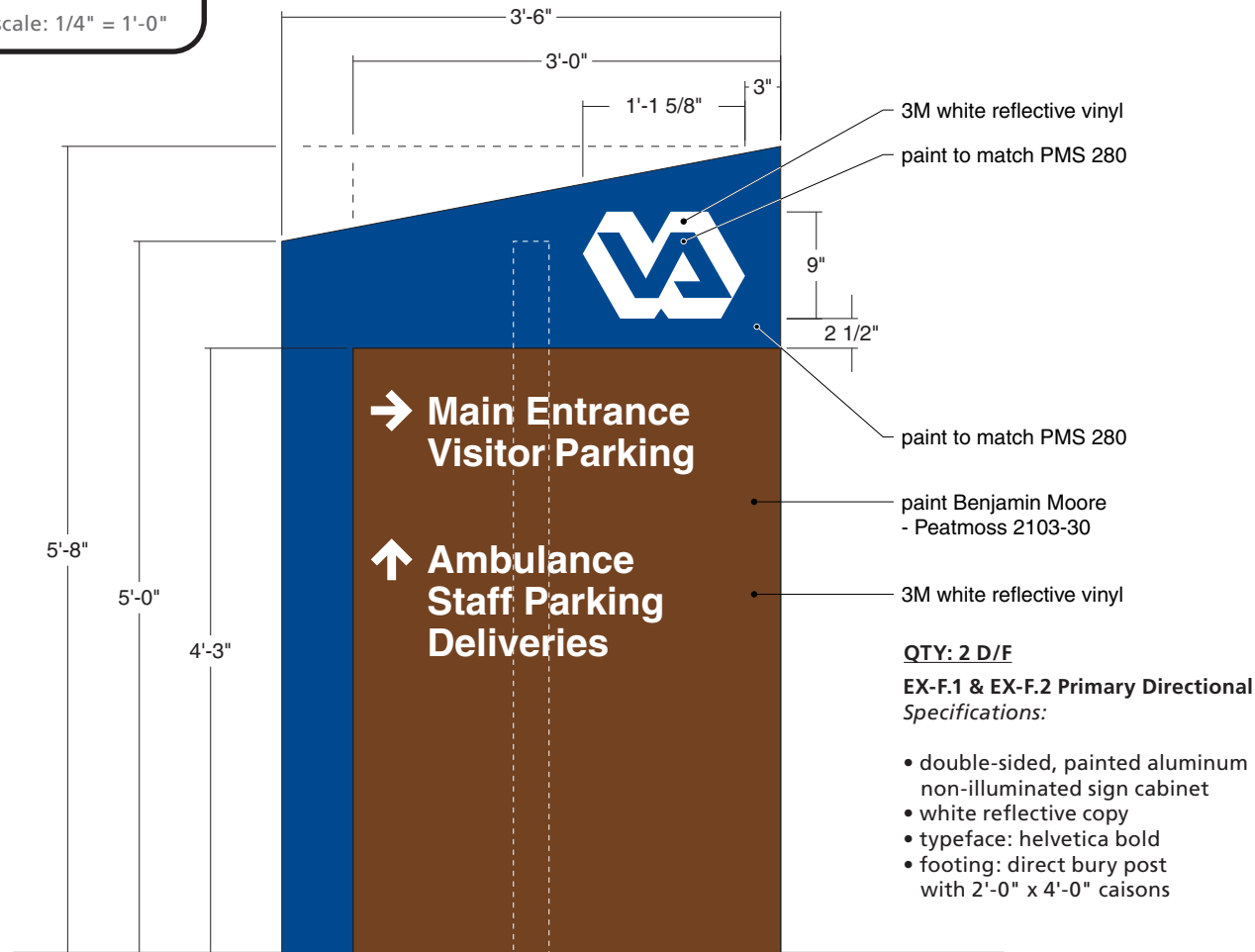
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

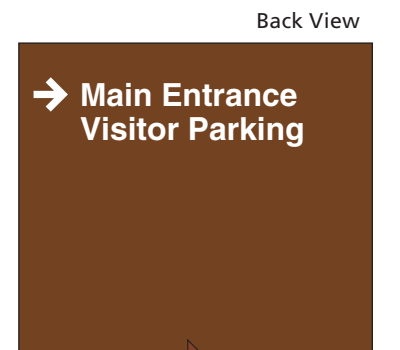
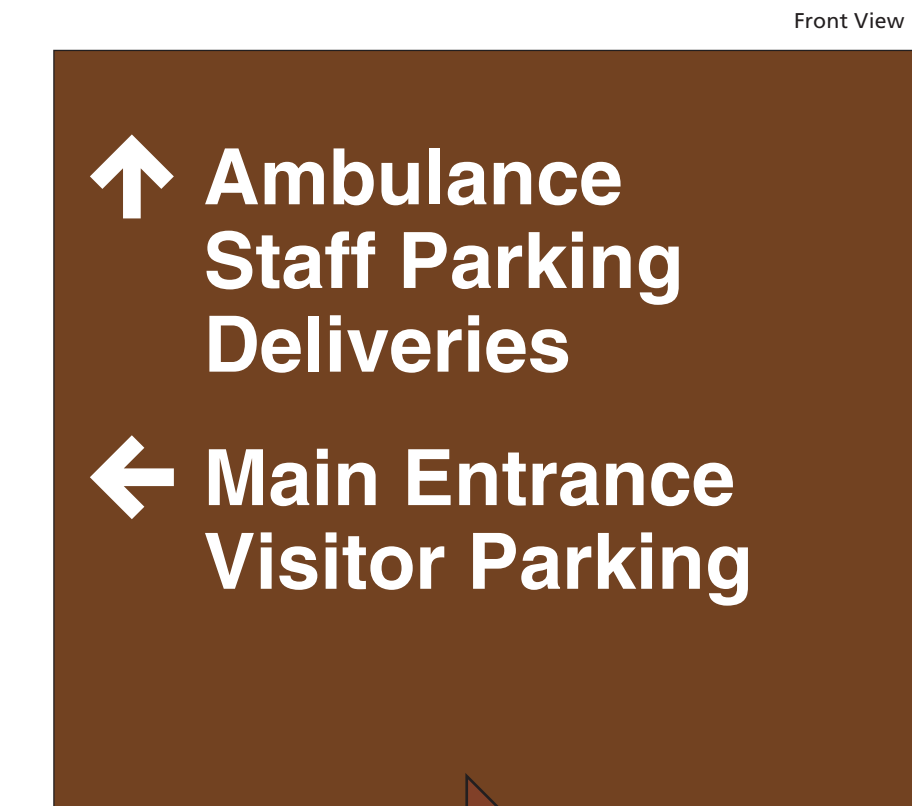




EACH SIGN TOTALS : 19.50 Sq. Ft.



EX-H.1 - panel detail | scale: nts

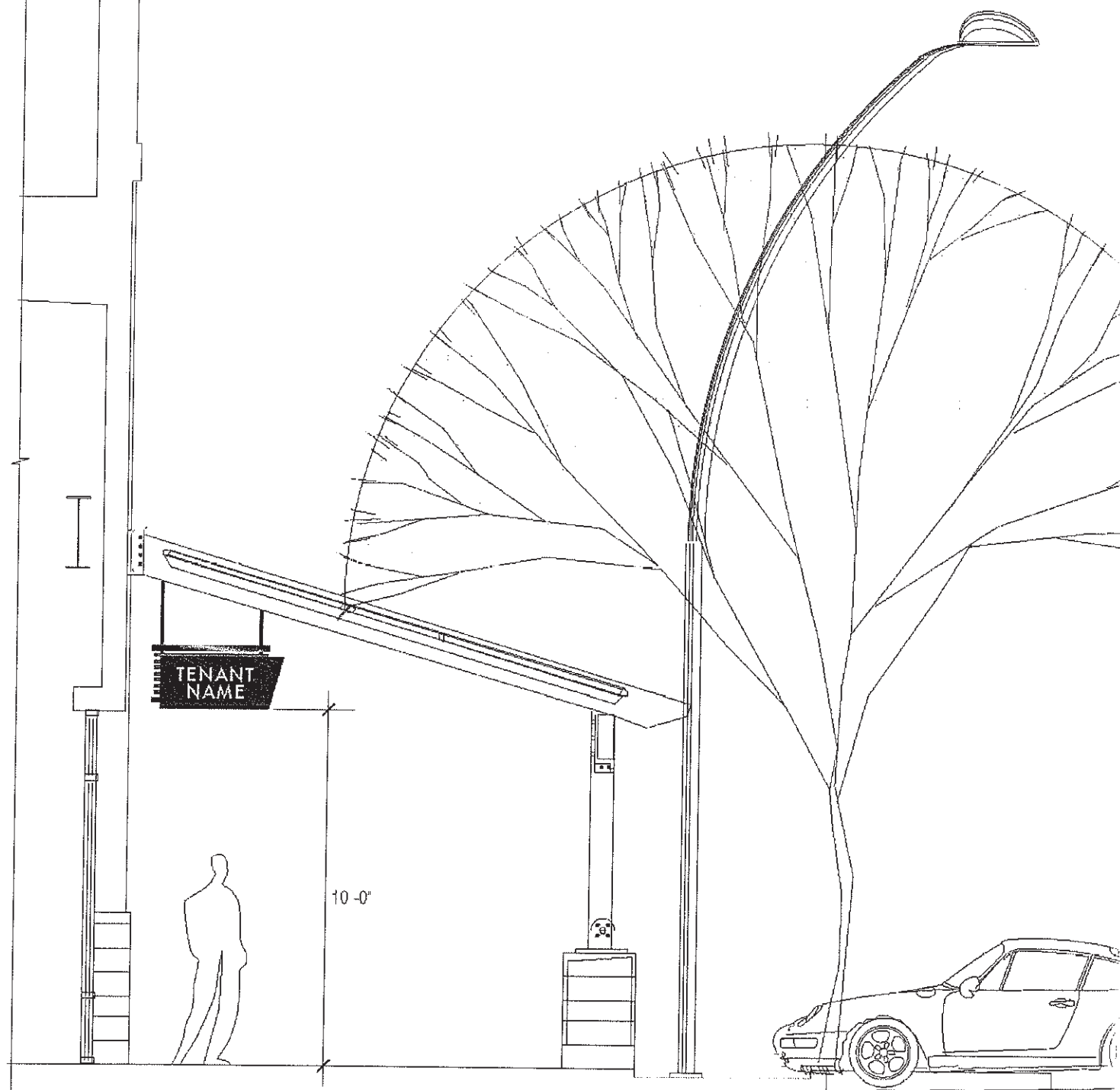


EX-F.2 - panel detail | scale: nts

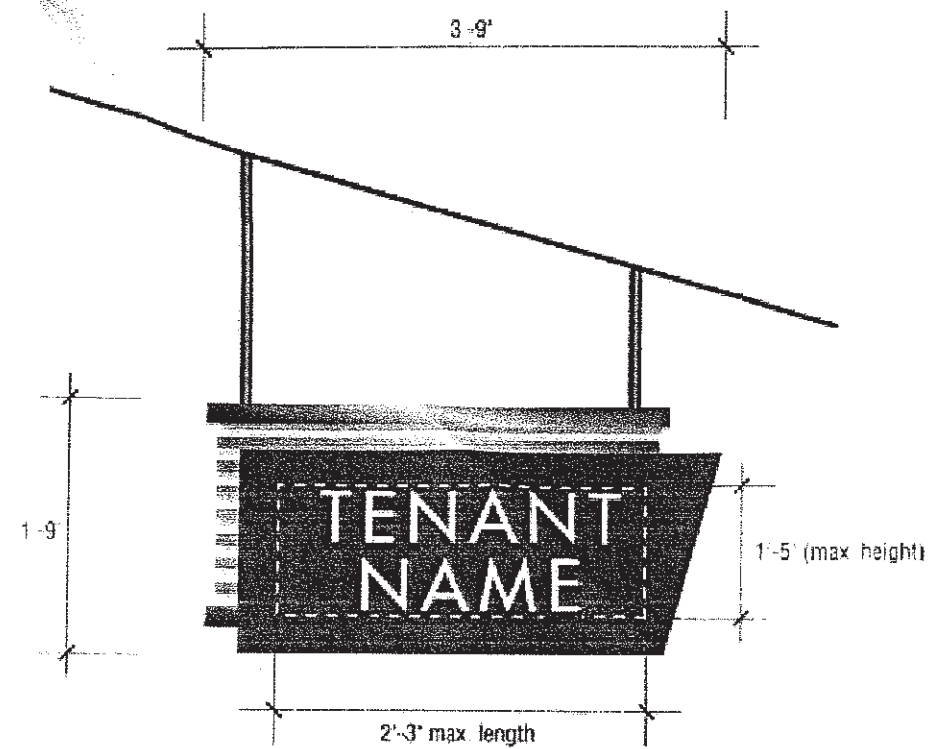
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 Date December 30, 2013

Revised December 30, 2013

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 Minor Administrative Design Review  
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1 ELEVATION: Typical Tenant Blade Sign  
SCALE: 1/4" = 1'-0"



2 DETAIL ELEVATION: Typical Tenant Blade Sign  
SCALE: 3/4" = 1'-0"

## Sign Type EX-K, Tenant Blade Sign Description:

Fabricated aluminum sign, painted ivory with decorative slats  
painted brushed aluminum

Tenant Panel (two sides) to be powder coated rust

Tenant name to be FCO 1/4" thick Sintra™ or aluminum letters,  
painted

Sign is suspended from canopy with painted conduit over  
attachment cable or chain

**bleier**  
INDUSTRIES

2030 WEST DESERT COVE AVE  
PHOENIX, ARIZONA 85029  
602.944.3117  
FAX 602.395.0753  
SALES@BLEIERINDUSTRIES.COM

PROJECT:	
Main Street Commons Woodbine Southwest Chandler, Az	
TITLE:	
Tenant Blade Sign	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO:	DATE:
2005-J-021	02/16/06
SCALE:	REVISIONS:
As Noted	
SHEET NO:	
EX-K	

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APPROVED BY:

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**APPROVED**

Minor Administrative Design Review

Case # DA13-33 (DR05-24)

Date August 5, 2013

APPROVED PLANS  
Design Review Board

Case # DR05-24 A  
Date: 2/12/09

SUBJECT TO CONDITIONS OF APPROVAL

Case Number DR05-24 A DRB Meeting February 12, 2009

\* Revised July 17, 2013

Sign Type EX-K - Tenant Blade Sign

**MAIN STREET**  
COMMONS

Case Number DR05-24 A DRB Meeting February 12, 2009





**General Requirements**  
**Building Signage**

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout the project, for the mutual benefit of all Tenants and Property Owners [“Tenant(s) / Owner(s)”], and to comply with the approved Master Sign Program for the development, regulations of the Town of Gilbert Sign Ordinance, and building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant / Owner shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the Town of Gilbert as part of a Master Sign Program submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of Gilbert, the latter shall prevail.

**I. GENERAL REQUIREMENTS**

- A. Tenant / Owner or Tenant’s / Owner’s representative shall obtain all sign and building permits for signs and their installation.
- B. All signs shall be constructed and installed at Tenant’s / Owner’s sole expense.
- C. Tenant / Owner shall be responsible for the fulfillment of all requirements and specifications, including those of the Town of Gilbert.
- D. All signs shall be reviewed for conformance with these criteria and overall design quality. The Town of Gilbert shall have sole and absolute discretion in granting approval or disapproval of any Tenant / Owner sign submittal.
- E. Tenant / Owner shall be responsible for the installation and maintenance of Tenant’s / Owner’s sign. Should the Tenant’s / Owner’s sign require maintenance or repair, the Spectrum Commercial Core Association (Association) or the Val Vista Square Property Owner’s Association (Association) shall give the Tenant / Owner thirty (30) days written notice to effect said maintenance or repair. Should Tenant / Owner fail to do the same, the Association may undertake repairs and Tenant / Owner shall reimburse the Association within ten (10) days from receipt of Association’s invoice.

**II. SPECIFICATIONS**

- A. General Specifications
  - 1. No animated, flashing or audible signs shall be permitted.
  - 2. All signs and their installation shall comply with all local building and electrical codes.
  - 3. Exposed raceways used to contain electrical components required to illuminate the signage, are permitted when specifically required to attach specialty signage to canopies and/or architectural features appurtenant to the Tenant’s leased space. Exposed raceways will require Zoning Administrator approval. Tenant signage shall primarily consist of individual letters and logos installed onto the building’s wall surface, canopies, and/or any architectural feature specifically designed to accommodate signage. Raceways may not have a vertical profile greater than six (6”) inches and shall be painted to match the canopy or architectural feature upon which is mounted.
  - 4. All conductors, transformers and other electrical equipment required to illuminate the Tenant’s signage shall be concealed.
  - 5. Painted lettering shall not be permitted except as approved by the Owner and the Town of Gilbert.
  - 6. Any damage to the wall surface, canopy and/or roof deck resulting from Tenant’s sign installation shall be repaired at Tenant’s sole cost.
  - 7. Upon removal of any sign by a Tenant / Owner, the Tenant / Owner shall immediately repair any damage to the wall surface, canopy, sign panel, cabinet and/or roof deck to its original condition at Tenant’s / Owner’s expense.
- B. Location of Signs
  - 1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location as approved.
- C. Letter Style or Logo Restrictions
  - 1. Copy and/or logos utilized shall be Tenant’s choice subject to the approval of the Town of Gilbert Planning Department.

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III. DESIGN REQUIREMENTS – Inline Tenant Signs

Tenant signage shall primarily consist of internally illuminated pan channel letters and logos with acrylic faces, reverse pan channel "backlit" illuminated letters and logos, pan channel letters and logos with exposed neon or any combination of the methods just described. Unique signage applications such as projecting elements, canopy mounted displays, and architecturally integrated storefronts functioning as signage are encouraged and shall be permitted subject to the written approval of the Owner, and sign permit issuance, when regulated, by the Town of Gilbert. The Tenant shall first submit all proposed signage details to the Owner as previously stated in this criteria, and shall obtain the written approval from the Owner prior to submitting a sign permit application to the Town of Gilbert. The Town of Gilbert shall require a written acknowledgement from the Owner that states that they have reviewed and approved the proposed signage prior to and condition of any permit issuance. All signage shall be installed in compliance to the Town of Gilbert electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant with these provisions shall be remedied immediately by the Tenant at Tenant's sole expense. Wall signs which substantially deviate from the typical signs presented in this Master Sign Plan as determined by Planning Staff, shall be reviewed by the Owner and Planning Department prior to sign permit issuance.

A. Sign Area

- 1. The maximum allowable sign area per building elevation for each Tenant shall be calculated by multiplying one and one-half (1.50) times the length of the storefront(s) and/or elevation(s) occupied by the Tenant. For major and mini-major Tenants, sign area may be increased by up to twenty five (25%) percent to accommodate national and specialty identification programs. For shop and pad Tenants located within seventy five (75) feet of a public street property line, sign area for the elevation parallel to the public street shall be calculated by multiplying one (1.0) times the length of the storefront(s) and/or elevation(s) occupied by the Tenant. As a minimum, each Tenant shall be permitted a minimum of thirty two (32) square feet of sign area per elevation upon which signage is placed.

B. Letter Height and Placement Restrictions

- 1. Tenant signage shall be installed in accordance with the approved Master Sign Program in location(s) designated by the Owner and/or it's agents.
- 2. All national retailers shall be permitted to utilize their standard corporate identification program subject to sign area limitations contained in the approved Master Sign Program and subject to Owner approval. All signage shall be reviewed and approved by the Owner and shall be appropriate to the surrounding building features, environment, and thematic design of the project.

- 3. Dimensions of Sign on Wall Surface: For signage on wall surfaces, canopies, or architectural features oriented to or intended to be read from public streets, the height and length of a wall sign shall not exceed eighty (80%) percent of the vertical height and horizontal length of the exterior building elevation and/or surface upon which it is placed In accordance with Section 4.407C.1f, Sign Regulations of the Gilbert Land Development Code.
- 4. Tenant wall signage shall not exceed eighty (80%) percent of Tenant's leased storefront length on wall surfaces, canopies, or architectural features oriented to or intended to be read from public streets.

C. Letter Style or Logo Restrictions

- 1. Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Owner and/or it's agents and the Town of Gilbert.

D. Illumination

- 1. Tenant building signage shall primarily consist of individual letters and logos that are internally illuminated, backlit to create a silhouette, illuminated using exposed neon tubing or any combination thereof. Other forms of lighting methods may be utilized subject the approval of the Owner, which may be withheld at the sole and absolute discretion of the Owner.

E. Under Canopy Sign

- 1. Applicability. Each Tenant may be permitted to install a double-faced under canopy blade sign in accordance to specifications approved by the Owner.
- 2. Design. All under canopy blade signs shall be constructed as shown in Sign Type EX-K. All blade sign copy shall consist of flat cut out copy for non-illuminated displays and routed copy with backup acrylic for internally illuminated displays. Tenant shall furnish and install the approved display at Tenant's sole and separate expense. Tenant shall pay for all costs associated with the production and installation of Tenant's blade sign.
- 3. Location. The blade sign shall be suspended and/or projected over or near the main entry to the Tenant's space at a standard horizontal distance from the building face and vertical height above the sidewalk grade as established by the Owner.

- F. All under canopy blade sign copy shall consist of flat cut out graphics for non-illuminated displays and routed copy with backup acrylic for internally illuminated displays. The Owner shall approve in writing all copy and layout prior to installation of any blade sign. Each Tenant shall furnish and install the approved display at Tenant's sole and separate expense. Tenant shall pay for all costs associated with the production and installation of Tenant's blade sign.

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- G. The blade sign shall be suspended and/or projected using a mechanism consistent with other under canopy blade signs throughout the Main Street Commons as specified.

IV. DESIGN REQUIREMENTS – Wall Signs

- A. Wall signs
  - 1. Applicability. Wall signs are permitted on any exterior wall of a tenant / user suite or building within the project and shall apply to all parcels.
  - 2. Total Business Sign Area. Each business shall be permitted a minimum Wall Sign area of thirty two (32) square feet. The maximum Wall Sign area permitted for a business shall be the greater of the sign area calculated per Section A.2.a (see below) for the longest building elevation of the tenant / user suite facing the street or the sign area calculated per Section A.2.a (see below) for the length of the building elevation of the tenant / user suite in which the principal entrance to the business is located.
    - a. Wall signs are permitted at a rate of one (1) square foot of sign area for every one (1) lineal foot of building elevation measured on the elevation where the entrance is located or the longest elevation. For buildings set back more than seventy five (75) feet from the right-of-way, one and one half (1.5) square feet per lineal foot is permitted.
    - b. Wall signs within the project may exceed the standard sign area by up to twenty five (25%) percent of the allowance when on a freestanding building.
  - 3. Mid-Story Buildings. Wall signs on multiple floors of a multi-story building shall conform to the multi-story signage design criteria set forth below.
    - a. Wall signs for two (2) story buildings shall be allowed as follows.
      - i. Individual tenant signs located on the second floor of a building two stories in height shall not exceed the allowance set forth in Section A.2. Tenant signs may be placed on any approved sign band or wall space on the second floor and the total sign area combined, including Building Identification Signs, shall not exceed fifty (50%) percent of the lineal building elevation on the second floor.
      - ii. Individual Building Identification Signs located on buildings two stories in height shall not exceed the allowance set forth in Section 2.A..The total sign area combined, including tenant signs, shall not exceed fifty (50%) percent of the lineal building elevation on the second floor.

- b. Multi-story buildings greater than two (2) stories in height shall be limited to signage on the first floor and top floor.
  - i. Sign area allowance for first floor tenants is subject to the provisions set forth for wall signs in Section A.2.. Sign area allowed on the top floor shall not be counted against allowable wall signage on the first floor. Top floor signage is limited to either building identification and one building tenant or two building tenants and shall adhere to the following letter height requirements:
    - Market Street- The sign must be greater than forty (40') feet from finished floor. The size of the sign face's calculated per Section A.2 or one (1%) percent of the area of the elevation to which it is attached and the letters must be a minimum of twelve (12") inches.
    - Val Vista Drive and Pecos Road- The sign must be greater than forty (40') feet from finished floor. The size of the sign face's calculated per Section A.2 or one (1%) percent of the area of the elevation to which it is attached and the letters must be a minimum of fifteen (15") inches.
    - San Tan Freeway- The sign must be greater than forty (40') feet from finished floor. The size of the sign face's calculated per Section A.2 or one (1%) percent of the area of the elevation to which it is attached and the letters must be a minimum of twenty one (21") inches.
- c. Wall signs within the project may exceed the standard sign area by up to twenty five (25%) percent.
- 4. Design. Wall signs shall fit proportionally with building massing and architectural features of the elevation.
  - a. Building signage shall primarily consist of individual letters and logos that are internally illuminated, backlit to create a silhouette, illuminated using exposed neon tubing or any combination thereof. Other forms of lighting methods may be utilized subject to the Town of Gilbert.
  - b. Exposed raceways used to contain electrical components required to illuminate the signage, are permitted with the approval of the Town of Gilbert Zoning Administrator when specifically required to attach specialty signage to canopies and/or architectural features appurtenant to the Tenant's leased space. Tenant signage shall primarily consist of letters and logos installed onto the building's wall surface, canopies, and/or any architectural feature specifically designed to accommodate signage.
  - c. All conductors, transformers, and other electrical equipment required to illuminate the Tenant's signage shall be concealed.
  - d. Painted lettering shall not be permitted.
  - e. No animated, flashing or audible elements or features shall be permitted on wall signs.
  - f. Sign and logo locations must be approved by the Planning Department on an approved elevation per the Gilbert Land Development Code.

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g. Amendments to the Master Sign Plan may be approved through an Administrative Design review where such changes are determined to have little or no visual impact and are consistent with the intent of the original approval.

- 5. Dimensions. The length of the Wall Sign shall not exceed eighty (80%) percent of the horizontal length of the exterior building elevation of the tenant suite. The height of the Wall Sign shall not exceed eighty (80%) percent of the vertical dimension of the sign band or wall space on which the sign is placed.
- 6. Placement and Scale. Wall Signs shall be placed on an area that is free of architectural details. Wall Signs shall not be located closer to the top of the parapet that one-half (1/2) the vertical dimension of the largest letter or character.
- 7. Repair and Maintenance. When it is determined by the Town of Gilbert that signs are showing significant fading, deterioration or damage, the Tenant /Owner shall repair or replace the signage as necessary. Upon removal of any sign by a tenant, the tenant shall immediately repair any damage to the wall surface, canopy, and/or roof deck to its original condition at tenant’s sole expense.
- 8. All signs and their installation shall comply with all local building and electrical codes.

B. Window Signs

- 1. Area. The allowable area of permanent window signage will be calculated as part of the allowable building signage. Temporary window signs shall not exceed fifteen (15%) percent of the total window area and will not be included in the building signage calculation.
- 2. Location. Individual businesses may display temporary signs in a first floor window area or within six (6’) feet behind a window.

V. DESIGN REQUIREMENTS – Freestanding Signs

1. Gateway Monument

a. At the southeast corner of the intersection of Val Vista Drive and Pecos Road, a Gateway Monument reading, “Val Vista Square” shall be erected as shown in Sign Type EX-B. All four corners of the intersection must have the same Gateway Monument except for the copy. The sign portion of this monument shall be a fabricated metal pan, powder coated “rust” and inset into the stone veneer. The copy shall be individual reverse pan channel letters painted brushed aluminum and mounted to an overcut aluminum background painted black. The lighting shall be ground illumination.

2. Primary Entry and Secondary Gateway Monuments

a. At the primary entry to “Val Vista Square” from Val Vista Drive, there shall be one (1), Primary Entry Monument located on Parcel 1A as shown on Sign Type EX-D. The Secondary Gateway Monuments reading, “Val Vista Square” are to be located at the northeast corner of Val Vista Drive and Market Street (Parcel 2A) and the southwest corner of Pecos Road and Market Street (Parcel 1A) as shown on Sign Type EX-C. The monuments shall be made of fabricated metal, powder coated “rust” for all “Val Vista Square“ signage. Copy shall be individual reverse pan channel letters painted brushed aluminum flush mounted to overcut aluminum painted white. Illumination may be internal, backlit, ground lighting or any combination thereof.

3. Vehicular Directional Signage as shown on Sign Type EX-E may be used throughout “Val Vista Square” (Parcel 1A) to direct vehicular traffic as required. Sign Type EX-E is non-illuminated. All copy is to be reflective white 3M Scotchlite™, or similar product applied to a fabricated metal pan powder coated “rust. The “fin” element is to be painted brushed aluminum and may contain a logo or project identification graphic. This sign type may be single or double sided.

4. Business Identification Monument Signs – Main Street Commons and Val Vista Square [(Parcel 2A, Parcel 5 and Parcel 8, Lots 2A, 2B, 3A and 3B: Sign Types EX-G1 (a & b), EX-G2 (a to c), EX-G3a (1 & 2) and EX-G3b)]

a. Number. One (1) on-site Freestanding Monument Sign is permitted for any lot or parcel with a minimum of one hundred (100) feet o arterial / collector/ or private street frontage. Lots or parcels with six hundred (600) feet of frontage are permitted two (2) Freestanding Monument Signs. One (1) additional Freestanding Monument Sign is permitted for each additional three hundred thirty (330) feet of street frontage.

b. Height. Signs shall be no greater than eight (8) feet in height to the top of the cap (decorative features may extend above).

c. Area. For buildings whose minimum setback is less than seventy five (75) feet from the right-of-way, the Freestanding Monument Sign shall not exceed thirty two (32) square feet. For buildings whose minimum setback is at least seventy five (75) feet from the right-of-way, the Freestanding Monument Sign shall not exceed 60 square feet.

d. Setback. Freestanding Monument Signs that front arterial streets shall be set back a minimum of three (3) feet from the right-of-way.

e. Spacing. Freestanding Monument signs shall maintain a minimum spacing of one hundred (100) feet from any other Freestanding Monument Sign on the same street frontage.

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f. Changeable Message Signs. One-half (1/2) of a Freestanding Monument Sign may be a Changeable Message Sign.

g. Location. These signs shall be placed in a landscape area specifically designed to accommodate the signage. Freestanding Monument Signs are intended to be placed adjacent to major entries or in a primary location designed to specifically accommodate such a display(s).

h. Design- All Business Identification Monument Signs located within the “Main Street Commons” parcel 8 shall be set on decorative masonry bases or in a decorative masonry planter stained Mason’s Select Adobe (#6040) and any accent staining done with Mason’s Select Brownstone (#6040). The stain colors shall match the colors on the project masonry screen walls. The sign cabinet must be constructed from plate aluminum with a decorative coping detail as shown in EX-G1 to EX-G3. The sign cabinet should be textured and painted to match the primary building color or an accent color, if appropriate. All copy will be raised, individual, reverse pan channel, backlit illuminated letters or routed push-through acrylic with face or return illumination. The logo(s), if utilized, may be face illuminated.

5. Business Identification Monument Signs – WinCo / Pads ((Parcel 9: Sign Type EX-G4.1, EX-G4.2 (a & b))
- a. Number. One (1) Freestanding Multi-Tenant Monument Sign with project identification reading, “Val Vista Square” is permitted for Market Street at the site’s primary driveway and two (2) Freestanding Multi-Tenant Monument Signs with project identification reading, “Val Vista Square” are permitted for Pecos Road adjacent to the site’s two primary entry driveways.
- b. Height. Signs shall be no greater than twelve (12) feet in height to the top of the cap (decorative features may extend above).
- c. Area. The Freestanding Multi-Tenant Monument Signs shall not exceed sixty (60) square feet.
- d. Setback. Freestanding Monument Signs that front arterial streets shall be set back a minimum of three (3) feet from the right-of-way.
- e. Spacing. Freestanding Monument signs shall maintain a minimum spacing of one hundred (100) feet from any other Freestanding Monument Sign on the same street frontage.
- f. Changeable Message Signs. One-half (1/2) of a Freestanding Monument Sign may be a Changeable Message Sign (digital or static).

g. Location. These signs shall be placed in a landscape area specifically designed to accommodate the signage. Freestanding Monument Signs are intended to be placed adjacent to major entries or in a primary location designed to specifically accommodate such a display(s).

h. Design- All Business Identification Monument Signs located on the “WinCo / Pad” parcel 9 shall be set on decorative masonry bases or in a decorative masonry planter stained Mason’s Select Adobe (#6040) and any accent staining done with Mason’s Select Brownstone (#6040). The stain colors shall match the colors on the project masonry screen walls. The sign cabinet must be constructed from aluminum with a decorative coping detail as shown in EX-G4.1 to EX-G4.3. The sign cabinet should be textured and painted to match the primary building color or an accent color, if appropriate. Copy reading “Val Vista Square” will be raised, individual, reverse pan channel, backlit illuminated letters or routed push-through acrylic with face or return illumination. ”. Tenant panels shall be painted brushed aluminum. Tenant copy and logos shall be routed from the pan background, backed with acrylic. Translucent vinyl per Tenant’s color choice shall be applied first surface to the acrylic copy. Tenant panels shall be internally illuminated. Tenant panels may be configured as single panels, combined panels to increase size, and in combination with a digital changeable message sign as shown on Sign Type EX-G4. Logo(s), if utilized, may be face illuminated.

6. Business Identification Monument Signs – Val Vista Square (Parcels 1A): Sign Type EX-G5 a to f and EX-G.6.
- a. Number. Up to three (3) Freestanding Multi-Tenant Monument Sign with project identification reading, “Val Vista Square” are permitted for Market Street at the site’s driveways, up to two (2) Freestanding Multi-Tenant Monument Signs with project identification reading, “Val Vista Square” are permitted for Pecos Road adjacent to the site’s two entry driveways, and one (1) Freestanding Multi-Tenant Monument Sign with project identification reading, “Val Vista Square” is permitted for Pecos Road adjacent to the site’s future driveway (if applicable). One (1) Freestanding Tenant Monument Signs is permitted on Val Vista Drive per Sheet 8H
- b. Height. Signs shall be no greater than fifteen (15’) feet in height to the top of the slanted section.
- c. Area. The Freestanding Multi-Tenant Monument Signs shall not exceed one hundred (100) square feet.
- d. Setback. Freestanding Monument Signs that front arterial streets shall be set back a minimum of three (3) feet from the right-of-way.
- e. Spacing. Business Identification Monument Signs shall maintain a minimum spacing of one hundred (100) from any other Business Identification Monument Sign on the same street frontage.

f. Changeable Message Signs. One-half (1/2) of a Freestanding Monument Sign may be a Changeable Message Sign (digital or static).

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g. Location. These signs shall be placed in a landscape area specifically designed to accommodate the signage. Freestanding Monument Signs are intended to be placed adjacent to major entries or in a primary location designed to specifically accommodate such a display(s).

h. Design- All Business Identification Monument Signs located within “Val Vista Square” (Parcel 1A) shall be set on a decorative masonry / stone base matching the stone utilized on the Gateway Monument Sign Type EX-B feature. The sign cabinet shall be constructed from plate aluminum, powder coated “rust”. Tenant panels shall be two (2”) inch deep pan formed painted brushed aluminum. Tenant copy and logos shall be routed from the pan background, backed with white acrylic and ½” clear acrylic push thru copy. Translucent vinyl per Tenant’s color choice shall be applied first surface to the push thru copy. Tenant panels shall be internally illuminated. Copy reading, “Val Vista Square” shall be individual reverse pan channel letters painted brushed aluminum flush mounted to overcut aluminum painted white. Illumination may be internal, backlit, ground lighting or any combination thereof. Tenant panels may be configured as single panels, combined panels to increase size, split panels to decrease size; in any combination; and in combination with a digital changeable message sign as shown on Sign Type EX-G5. Sign EX-G6 may only state the tenant name and may be painted PMS 280. If the tenant changes in the future, the sign shall be changed to reflect the new tenant’s name.

7. Freeway Signs – (Parcel 8, Parcel 8 / Tract A, Parcel 9)

a. Quantity and Location. The project may have a total of five (5) freeway pylon signs as shown on Sign Type EX-A and in the approximate locations graphically depicted on the Site Plan Sheet SP-1 included in the document. Parcels 8 and 9 may each have a single freeway pylon sign located within the boundaries of their parcel and the three (3) remaining freeway pylons may be located within the limits of the Tract “A” Retention Basin of Parcel 8. Sign Type EX-A.1 shall be designated for use exclusively by Main Street Commons and shall be identified as such on the display. Sign Types EX-A.2 thru EX-A.5 shall be designated exclusively for use by Val Vista Square and shall be identified as such on each of the displays.

b. Height. Freeway Pylon Signs shall not exceed a maximum of sixty (60’) feet above grade or thirty (30’) feet above the grade of the nearest lanes of the adjacent freeway main travel lanes, whichever is greater.

c. Area. The area for the Freeway Pylon Signs shall meet the dimensions and calculations shown on Sign Type EX-A.

d. Changeable Message Signs. Freeway Pylon Signs may include changeable message signs subject to Design Review Board approval.

7. Directory Signs

a. Number. One (1) sign shall be permitted for each five (5) tenants or uses.

b. Size. Signs shall be no greater than forty (40) square feet in area and eight (8’) feet in height to the cap. Decorative features may extend above.

c. Location. Sign Type EX-F may be located throughout the project in locations to be determined and approved by the Owner and the Town of Gilbert Planning Department. Directory signs shall only be installed on-site in landscaped islands or pedestrian areas.

VI. DESIGN REQUIREMENTS – Temporary Signs

1. Temporary window mounted signs required to provide leasing information or to announce special events, sales, etc. shall be permitted, provided that no such sign or group of signs in aggregate exceeds fifteen (15%) percent of the total area of the window in which they are displayed.
2. Colors for temporary window signs are unrestricted.
3. No window may be painted or blocked to make them opaque without the approval by the Town of Gilbert Planning Department.
4. Special event signs may be erected no sooner than seven (7) days preceding the special event, and must be removed within three (3) days following the event.
5. The quantity, size, color and placement of all such window mounted temporary signs shall be evaluated and approved at the sole discretion of the Owner on an individual tenant and/or site specific basis.

VII. PROHIBITED SIGNS

1. Signs, which incorporate projected images, emit any sound, which is intended to attract attention or involve the use of live animals.
2. Any sign attached to a building canopy or arcade which:

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- a. Is parallel with a wall of the building, canopy, or arcade, but projects more than eighteen (18”) inches from such wall.
  - b. Extends above the roofline or above the top of the parapet of the front wall of the building, whichever is higher.
  - c. Is constructed as a non-illuminated or illuminated “cabinet” or “can” type sign, consisting of one or two-faced units attached to a central housing.
3. Signs not permanently affixed or attached to the ground or to any structure, except for signs and temporary banners utilized for emergency purposes.
4. Any sign, banner, or structure which:
- a. Is structurally unsafe.
  - b. Constitutes a hazard to safety or health by reason of inadequate maintenance.
  - c. Is not kept in good repair.
  - d. Is capable of causing electrical shocks to persons likely to make incidental contact.
  - e. In any way obstructs the view of, may be confused with, or purports to be an official traffic sign, signal, or device or any other official sign.
  - f. Uses any words, phrases, symbols or characters implying existence of danger, or the need for stopping or maneuvering a motor vehicle.
  - g. Creates in any other way an unsafe distraction for motor vehicle operators.
  - h. Obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, private driveway or other thoroughfare.
  - i. Off premise advertising signs or any other sign not pertinent and clearly incidental to the permitted use on the property where located.

- j. Any sign which obstructs free ingress or egress from a required door, window, fire escape, or other required exit way.
- k. Inflatable signs.

VIII. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of a building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of tenant's sign contractors and shall indemnify, defend and hold Owner harmless for, from and against damages or liabilities on account thereof.

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